

IN RE: DEV. PLAN HEARING & PETITIONS \* BEFORE THE HEARING OFFICER/  
 FOR SPECIAL EXCEPTION & VARIANCE \* ZONING COMMISSIONER  
 E/S Jarrettsville Pike, N of \*  
 Sweet Air Road \*  
 Election District \* OF BALTIMORE COUNTY  
 6th Councilmanic District \*  
 Four Corners Square Office Bldg. \* Case No. X-326 & 96-269-XA  
 Four Corners Square Ltd. Partner- \*  
 ship/ Grahamp Ltd. Partnership \*  
 Trust, Applicant/Developer \*  
 \* \* \* \* \*

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined hearing, pursuant to Section 26-206.1 of the Baltimore County Code, for consideration of a development plan and related zoning requests for the property known as the Four Corners Square Office Building in Jacksonville. As to the development plan, approval is requested of the plan prepared by E.F. Raphael and Associates received into evidence as Developer's Exhibit No. 1A. The plan is appended with a landscape plan (Developer's Exhibit No. 1B) which is incorporated and considered a part of the development plan. The development plan was prepared on behalf of Four Corners Square Limited Partnership, property owner, and proposes construction of an 8800 sq. ft. building on the site.

As to the zoning relief requested, special exception approval is requested for a Class B office building, pursuant to Section 204-3.B of the Baltimore County Zoning Regulations (BCZR). Also, three zoning variances are sought. They are:

1. A variance to permit a front yard setback of 38 ft. from the average building setback line in lieu of 0 ft. as required, pursuant to Sections 259-.3.C.2 and 204.4.C.3 of the BCZR; and
2. A variance to permit one free standing sign of 15 sq. ft., per

MICROFILMED

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Date

By

3/14/96  
 M. G. G. G.

side, in lieu of a required 8 ft. attached sign not exceeding 8 ft. in area by Section 204.3.C.1; and

3. A variance to permit a lot size of two acres for the Class B office building in lieu of the required one acre permitted on a minor arterial roadway as set forth in Section 204.4.C.7 of the BCZR.

As to the history of the review of the project, a Concept Plan Conference was held on February 14, 1995 and the concept plan was submitted at that time. Thereafter a Community Input Meeting was held on September 27, 1995 at the Chestnut Grove Presbyterian Church in Jacksonville. The development plan was submitted and a conference held thereon on February 14, 1996. The Hearing Officer's hearing was scheduled and held on March 7, 1996 at 9:00 A.M. in Room 118 of the Court House in Towson.

Appearing at the Hearing Officer's hearing on behalf of the property owner was Richard A. Moore and Stephen Smith, of Gaylord Brooks Investment Co., Inc. Also appearing was E.G. Raphael and C.K. Merrick, from E.G. Raphael and Associates, surveyors and land planners. The Developer/Petitioner was represented by E. Harrison Stone, Esquire. Appearing as interested persons were Deborah Dopkin, Esquire, Mitchell A. Daly, Jr., Herbert C. Lintz, Jr. and Marian M. Lintz. Also present were representatives of the various Baltimore County agencies who evaluated the project. These included Don Rascoe the substitute Project Manager, Stephany Wright from the Office of Permits and Development Management (PDM), Carole McEvoy from the Office of Planning (OP), Bob Bowling from Development Plans Review, Bruce Seeley and Gale Parker from the Department of Environmental Protection and Resource Management (DEPRM) and Bob Small from State Highway Administration.

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Turning first to a review of the development plan, same shows that the gross area of the subject tract is 3.31 acres, zoned R0-CR. Two areas are designated as lot No. 1 and will be developed with the subject office building. The building will contain 8800 sq. ft. of office space, divided into 6600 sq. ft. for general offices and 2200 sq. ft. for medical offices. The property is located on Jarrettsville Pike not far from the intersection of that road and Paper Mill Road/Sweet Air Road. Vehicular access from Jarrettsville Pike is also provided as is an area for parking.

In considering the merits of the development plan, the Hearing Officer is required to identify any open issues/unresolved comments which would preclude development plan approval. In this regard, representatives of several of the County agencies indicated that minor comments remained unresolved which will be corrected by revision of the plan. For example, Mr. Seeley from DEPRM indicated that the plan should be revised to show the location of a dry well on site and also that a note should be noted on the plan indicating that a variance was requested from DEPRM to permit offsite forest retention in lieu of aforestation on site. The Developer agreed that the plan would be amended in accordance with these recommendations from DEPRM.

Ms. McEvoy from the Office of Planning also requested four revisions. She requested that architectural drawings of the proposed building (received as Developer's Exhibit No. 3A and 3B) be attached to the plan for review and inclusion therewith. Secondly, she asked that the proposed sign be shown on the landscape plan and an appropriate landscaping completed in the area immediately surrounding the sign. Third, she stated that the landscape plan need be amended to show a walkway leading to a dumpster, consistent with what is shown on the development plan. Last, a

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By

M. Goad

street address of the subject property must be shown on the development plan. As was the case with DEPRM's recommendations, the Developer indicated that the plan would be amended in accordance with the Office of Planning's requests.

Mr. Merrick also testified and explained the plan in some detail. As noted above, the development plan (Exhibit No. 1A) and the landscape plan (Exhibit No. 1B), were both received and are accepted in conjunction with one another. Mr. Merrick explained in some details the siting of the building, the parking arrangements and efforts which have been made to minimize the impact of the building on the surrounding locale. Several comments/questions were raised by Mr. Lintz, a neighboring property owner, which were satisfactorily addressed by Mr. Merrick.

Based upon the testimony and evidence presented, all of which was uncontradicted, it is clear that the plan complies with all of the development regulations, policies and procedures promulgated by Baltimore County and should, therefore, be approved. I believe that the plan is in compliance with all County standards and that the proposed development is appropriate. It is evidence that the Developer has paid particular attention to the design and location of the building and that the development of the site as proposed is entirely appropriate and harmonious with the surrounding locale.

As to the zoning relief requested, the Petition for Special Exception shall and will be granted. In this regard, the evidence was clear the proposed use will not be detrimental to the health, safety and general welfare of the locale. I find no adverse impact associated with the proposed use, over and above which would be normally associated with the use, irrespective of its location within the zone. The standards set

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By

M. Hovak

forth in Section 502.1 of the BCZR and Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981) have been satisfied.

As to the variance relief, the first variance will be granted in that same is justified based upon unique site constraints and the proposed location of the building. A 38 ft. front setback as shown on the plan is appropriate in that it allows construction of the building at a proper location on the lot, while providing proper screening of the improvements from neighboring residential uses. The siting of the building will also promote a smooth traffic flow and parking configuration.

As to the proposed signage, the Petitioner proposes a single free standing sign to identify the building. It is indicated that this is a largely rural locale and a sign in strict compliance with the BCZR would be insufficiently sized and not properly advertise the sign. The sign as shown on the plan appears entirely appropriate. Although the Petition indicates that the sign will not be illuminated, testimony presented at the hearing was that illumination may ultimately be necessary owing to the characteristics of the surrounding locale. If illumination is necessary, same shall be of a minimal strength, only sufficient to properly light the sign. Moreover, any illumination shall not reflect or be directed onto neighboring properties, particularly residential properties, and shall also be installed so as to not interfere with vehicular traffic.

The last variance requested relates to the lot size on which the building is to be constructed. More particularly, the question turns on whether Jarrettsville Pike is a minor arterial roadway or whether same is considered a principal road (See Section 204.4.C.7 of the BCZR). If it is a principal road, a variance is not necessary. I am familiar with this vicinity and Jarrettsville Pike. Although the road does not compare with

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Date

3/14/96

By

many of the major arterial roadways throughout the County (i.e., Reisterstown Road, York Road, Belair Road, etc.) it is a principal road in context with the nature of this locale. Jacksonville is a small rural town center. Jarrettsville Pike is a major road in this community. For these reasons, I believe that Jarrettsville Pike is a principal road, at least as contemplated by the language in Section 204.4.C.7. Thus, the third variance request is unnecessary and, therefore, moot. However, even if required, I would grant the variance in this instance. Mr. Merrick's testimony in support of this request was uncontradicted and would be dispositive of this issue.

Finally, it is to be noted that the Developer entered into an agreement (Dev. Exhibit No. 2) with the Greater Jacksonville Association, Inc., relating to the use of the subject property. Pursuant to the request of this community association and the Petitioner/Developer, this agreement shall be incorporated as a condition precedent to the relief granted. The agreement essentially provides that development of the site shall be limited as shown on the plan.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of March, 1996, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1A and 1B, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for a Class B office building, pursuant to Section 204-3.B of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a front yard setback of 38 ft. from the average building setback line in lieu of 0 ft. as required, pursuant to Sections 259-.3.C.2 and 204.4.C.3 of the BCZR, be and is hereby GRANTED: and,

IT IS FURTHER ORDERED that a variance to permit one free standing sign of 15 sq. ft., per side, in lieu of the required 8 ft. attached sign by Section 204.3.C.1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a lot size of two acres for the subject Class B office building in lieu of the required one acre permitted on a minor arterial roadway as set forth in Section 204.4.C.7 of the BCZR., be and is hereby DISMISSED AS MOOT; and

IT IS FURTHER ORDERED that the relief granted herein is subject to the following restrictions:

1. The agreement by and between the Four Corners Square Ltd. Partnership (owner) and the Greater Jacksonville Association, Inc. (Association) be and is hereby incorporated as a condition precedent to the relief requested herein.
2. Any illumination of the sign shall be limited to the wattage necessary to properly illuminate the sign and any such illumination shall not be directed and/or reflect into adjoining properties nor interfere with vehicular traffic.

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms,

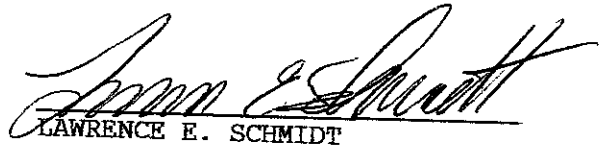
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Date

By

conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

3/19/96

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 14, 1996

E. Harrison Stone, Esquire  
102 W. Pennsylvania Avenue  
Suite 600  
Towson, Maryland 21204

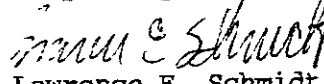
RE: Case No. X-326 and 96-269-XA  
Development Plan Order & Petitions for Special Exception  
and Variance  
Project: Four Corner Square Office Building  
Four Corners Square Ltd. Partnership, Applicant/Developer

Dear Mr. Stone:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order and Petitions for Special Exception and Variances have been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.

c: E.G. Raphael and Associates  
c: Deborah Dopkin, Esq.  
c: Mitchell A. Daly, Jr.  
c: Mr. and Mrs. Herbert C. Lintz, Jr.  
c: Baltimore County Representatives

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# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 14315 Jarrettsville Pike, Phoenix, Maryland

96-269-XA

which is presently zoned RO-CR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Class B office building under Section 204.3 B of the Zoning Regulations for Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Four Corners Square Limited Partnership  
(Type or Print Name)

Signature

Signature

Address

By RICHARD A. MOORE, PRES.  
CARLORD BROOKS INVESTMENT CO., INC.  
GENERAL PARTNER  
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

P.O. Box 400

Address

Phone No.

E. Harrison Stone

(Type or Print Name)

Phoenix, Maryland 21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Signature

102 W. Pennsylvania Avenue

Suite 600

(410) 823-1800

Address

Phone No.

Towson, Maryland 21204

City

State

Zipcode

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

265



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 14315 Jarrettsville Pike, Phoenix, Maryland

96-269-XA

which is presently zoned RO-CR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) See attached list.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1) Site configuration and topography will cause both undue hardship and practical difficulty unless the requested Variances are granted.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

E. Harrison Stone

(Type or Print Name)

Signature

102 W. Pennsylvania Avenue  
Suite 600 (410) 823-1800

Address

Phone No.

City

Towson, Maryland 21204

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Four Corners Square Limited Partnership

(Type or Print Name)

Signature

(Type or Print Name)

Signature

P.O. Box 400

Address

Phone No.

Phoenix, Maryland 21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Printed with Soybean Ink  
on Recycled Paper



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265

ATTACHMENT

PETITION FOR ZONING VARIANCE

96-269-XA

List of Variances Requested:

1. To permit a front setback of 38 feet from the average building setback line in lieu of 0.00 feet as required under Section 259.3.C.2. BCZR. + act. 4.C.3
2. To permit signage of 15 square feet per side, free standing, non-illuminated, in lieu of an 8 square foot attached sign as required by Section 204.3.C.1. BCZR.
3. To permit a lot size of 2 acres for the Class B Office Building in lieu of 1 acre allowed on minor arterial roadway as required by Section 204.4.C.7. BCZR.

RECEIVED  
JUN 10 1996  
PLANNING DEPT.

**E. F. RAPHEL & ASSOCIATES**

*Registered Professional Land Surveyors*

205 COURTLAND AVENUE  
TOWSON, MARYLAND 21204

96-269-XA

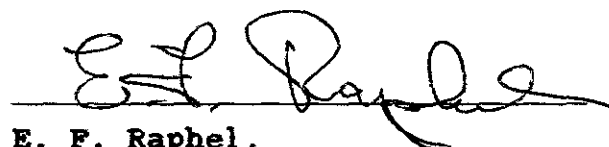
OFFICE: 825-3908

RESIDENCE: 771.4592

**DESCRIPTION TO ACCOMPANY A ZONING PARTITION**

Beginning for the same at a point on the easterly right-of-way line of Jarrettsville Pike (Rt 146) as now widened, said point being located North 420'+/- and S 56°-54'-53" E 44' +/- from the intersection of Jarrettsville Pike and Sweet Air Road and running thence on the eastern right-of-way line of Jarrettsville Pike, as now widened, N 01°-55'-02" W 135.00', thence leaving Jarrettsville Pike as now widened N 88°-04'-58" E 78.00' thence N 25°-04'-46" E 274.66' thence S 72°-22'-37" E 55.00' to intersect the outline as described in Liber SM 7894 Folio 191 thence binding on said outline S 03°-21'-56" E 550.05' thence N 56°-54'-53" W 328.64' to the place of beginning. Containing 2.00 Acres of land more or less.





E. F. Raphael,

Professional Land Surveyor #2246

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

96-269-XA

X-326

District 104 Date of Posting 2/2/96  
Posted for: Special Exemption + Development Plan Hearing  
Petitioner: Four Corner Square Limited Partnership  
Location of property: 14315 Lantzville Pike  
Location of Signs: Facing road way on property being zoned and  
holding hearing  
Remarks: \_\_\_\_\_  
Posted by M. Stealy Date of return: 2/9/96  
Signature  
Number of Signs: 2

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #99-289-XA  
(Item 265)

14315 Jermansville Pike  
ES Route 143, approximately  
420 N of Sweet Air Road

10th Election District

8th Councilmember

Legal Owner(s)

Four Corners Square Limited Partnership

Special: Expansion for a

Class B office Building. Var-

ienter to permit a front set-

back of 38 feet from the

average building setback line

in lieu of zero feet to permit

signage of 16 square feet per

side, free-standing, non-

illuminated, in lieu of an 8

square foot attached sign, and

to permit a lot size of 2 acres

for the Class B office building

in lieu of 1 acre allowed on m-

not arterial roadway.

Hearing: Thursday, March 7,

1999 at 9:00 a.m. in Rm. 106,

County Office Building.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible for

special accommodations

Please Call 887-3353.

(2) For information concern-

ing the File and/or Hearing,

Please Call 887-3351.

2/101 Feb. 8. C30282

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 2/8, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/8, 1996.

THE JEFFERSONIAN,

*A. Henickson*

LEGAL AD. - TOWSON

WILLIAM H. HARRIS

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

013679

96-269-XA

DATE 5/10/96 ACCOUNT R-001-6150

Item #265 CAM

AMOUNT \$ 620.00

RECEIVED  
FROM:

FOUR CORNERS SQUARE Ltd Pt

FOR:

14315 JARRETTVILLE PIKE

SPX VAR

03A9110225H1CHRC

0303:55PM01/05/96

0303:55PM

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

013679

96-269-XA

DATE 5/10/96 ACCOUNT R-001-6150

Item #265 CAM

AMOUNT \$ 620.00

RECEIVED  
FROM:

FOUR CORNERS SQUARE Ltd Pt

FOR:

14315 JARRETTVILLE PIKE

SPX VAR

03A9110225H1CHRC

0303:55PM01/05/96

\$620.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

TO: PUTUMENT PUBLISHING COMPANY  
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

E. Harrison Stone, Esq.  
102 W. Pennsylvania Avenue #600  
Towson, MD 21204  
823-1800

---

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-269-XA (Item 265)  
14315 Jarrettsville Pike  
E/S Route 146, approximately 420' N of Sweet Air Road  
10th Election District - 6th Councilmanic  
Legal Owner: Four Corners Square Limited Partnership

Special Exception for a Class B office Building.

Variance to permit a front setback of 38 feet from the average building setback line in lieu of zero feet; to permit signage of 15 square feet per side, free-standing, non-illuminated, in lieu of an 8 square foot attached sign; and to permit a lot size of 2 acres for the Class B office building in lieu of 1 acre allowed on minor arterial roadway.

HEARING: THURSDAY, MARCH 7, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

February 1, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

Project name: Four Corners Square Office Building  
Project Number: X-326  
Location: E/S Jarrettsville Pike, N of Sweet Air Road  
Developer: Four Corners Square Limited/Gaylord Brooks Realty  
Proposal: Commercial Office Building

and

CASE NUMBER: 96-269-XA (Item 265)  
14315 Jarrettsville Pike  
E/S Route 146, approximately 420' N of Sweet Air Road  
10th Election District - 6th Councilmanic  
Legal Owner: Four Corners Square Limited Partnership

Special Exception for a Class B office Building.

Variance to permit a front setback of 38 feet from the average building setback line in lieu of zero feet; to permit signage of 15 square feet per side, free-standing, non-illuminated, in lieu of an 8 square foot attached sign; and to permit a lot size of 2 acres for the Class B office building in lieu of 1 acre allowed on minor arterial roadway.

HEARING: THURSDAY, MARCH 7, 1996 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon  
Director

cc: Four Corners Square Limited Partnership  
E. Harrison Stone, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECEIVED  
FEB 14 1996  
COUNTY CLERK





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 29, 1996

E. Harrison Stone, Esquire  
102 W. Pennsylvania Avenue  
Suite 600  
Towson, Maryland 21204

RE: Item No.: 265  
Case No.: 96-269-XA  
Petitioner: Four Corners Square  
Limited Partnership

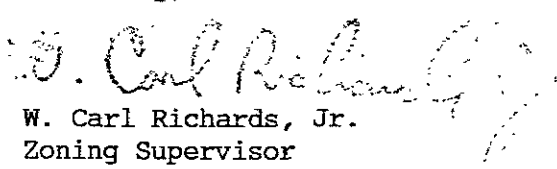
Dear Mr. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 5, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #265 - Four Corners Square Ltd. Partnership  
14315 Jarrettsville Pike  
Zoning Advisory Committee Meeting of January 16, 1996

FOURCOR/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Jan. 26, 1996  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for January 22, 1996  
Item No. 265

The Development Plans Review Division has reviewed the subject zoning item. The landscape plan included on the Special Exception Plan is not a viable, reviewable plan. The plan prepared by Mr. Rick Kingsbury is a viable plan and should be included with the Special Exception request.

RWB:sw

RECEIVED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 01/17/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: FORU CORNERS SQUARE LIMITED PARTNERSHIP

LOCATION: E/S ROUTE 146, APPX. 420' N OF 44' SE OF SWEET AIR RD.  
(14315 JARRETTSVILLE PK.)

Item No.: 265

Zoning Agenda: SPECIAL EXCEPTION/VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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on Recycled Paper

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: January 22, 1996

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 14315 Jarrettsville Road

INFORMATION:

Item Number: 265

Petitioner: \_\_\_\_\_

Property Size: \_\_\_\_\_

Zoning: \_\_\_\_\_

Requested Action: Variance & Special Exception

Hearing Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Staff will provide combined development plan and zoning comments at the appropriated time.

Prepared by: \_\_\_\_\_

Division Chief: \_\_\_\_\_

PK/JL

# PETITION PROBLEMS

## #254 --- JRA

1. No address, zip code, or telephone number on petition form for legal owner.

## #255 --- MJK

1. Bottom of petition form states conditional approval was given - Where is it?

## #259 --- MJK

1. No telephone number on petition forms for legal owner.
2. No signature for attorney on variance petition.

## #262 --- JJS

1. No authorization for person signing for legal owner.
2. No hardship or practical difficulty listed on petition form.

## #264 --- JJS

1. Where is undersized lot information?

## #265 --- CAM

- ? — 1. No signature for legal owner on variance petition.
2. No telephone number for legal owner on petition forms.
- ? — 3. No signature for attorney on variance petition.
4. No review information completed on bottom of variance petition. — SEE SPX

attny is  
POC

Schedule with  
H.O.H

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
PETITION FOR VARIANCE		
14315 Jarrettsville Pike, E/S Route 146,	*	ZONING COMMISSIONER
appx. 420' N of Sweet Air Road, 10th		
Election District, 6th Councilmanic	*	OF BALTIMORE COUNTY
Four Corners Square L.P.	*	CASE NO. 96-269-XA
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
 People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
 Deputy People's Counsel  
 Room 47, Courthouse  
 400 Washington Avenue  
 Towson, MD 21204  
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27<sup>th</sup> day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to E. Harrison Stone, Esquire, 102 W. Pennsylvania Avenue, Suite 600, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



# STATUS SHEET

Development Name: FOUR CORNERS SQUARE

Project No. X - 326

Engineer's Name/Phone: E.F. RAPHEL / 825-3908

Date: 2/14/96

**AGENCIES RESPONDING:** ☒ indicates approval recommended

☒ **OPZ/Strategic Planning:** \_\_\_\_\_

☐ **PDM/Zoning:** \_\_\_\_\_

☒ **House #:** \_\_\_\_\_

☒ **Dev. Plans Rev.:** \_\_\_\_\_

☐ **Land Acq.:** define limits of sw easement; s.d. public or private; label & show ex row of  
Mid 146. & widening

☒ **DEPRM- DEV. COORD:** FSD, FCW, PFCP req.

☐ **EIR:** revise sra; identify wells on plan; see additional comments

☒ **SWM:** provide short cut camps, etc & drainage area

☐ **RECREATION & PARKS:** \_\_\_\_\_

☒ **FIRE DEPT:** \_\_\_\_\_

☒ **SHA:** \_\_\_\_\_

**REMARKS:** VARIANCE, S.E. REQ - OP rec approval (setback, signs, lot size)  
COMPATIBILITY REQ - OP2 rec approval

## AGENCY CONTACT PERSONS

				YES		NO			
<b>DEPRM:</b>	L. Pilson	EIR	887-3980	<b>PDM:</b>	C. Richards - 887-3391	PWA ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	B. Seeley	D.C.	887-3980		<b>House #:</b>	T. Ogle - 887-3710	DELINQUENT ?	<input type="checkbox"/>	<input type="checkbox"/>
	A. Wirth	SWM	887-3768			<b>Land Acq.:</b>	W. Beaumont-887-3217	ENG. CERT. ?	<input type="checkbox"/>
<b>FIRE:</b>	Lt. Sauerwald		887-4882	<b>DPR.:</b>	B. Bowling -887-3751		APPROVED ?	<input type="checkbox"/>	<input type="checkbox"/>
<b>OPZ:</b>	E. McDaniel		887-3211	<b>SCD:</b>	Q. Cornwell 666-1188				
<b>R &amp; P:</b>	M. Grossman		887-3822						
<b>SHA:</b>	Bob Small		333-1350						
						AMT. of DISTURBANCE: _____			
						PHASE 2 REVIEW FEE: \$ _____			

jvm: status.doc  
rev. 7/12/95

FILE TO → 2/28

MICROFILMED

E. F. RAPHEL & ASSOCIATES  
*Registered Professional Land Surveyors*  
205 COURTLAND AVENUE  
TOWSON, MARYLAND 21204

OFFICE: 825-3908

RESIDENCE: 771-4592

FEBRUARY 21, 1996

TO. JOSEPH MARANTO  
P. D. M.

ROOM 123 BALTIMORE CO. OFFICE BLDG.

RE: FOUR CORNERS SQUARE OFFICE BLDG.

ENCLOSED 4 REVISED "GREEN LINE PRINTS"

PER: YOUR REQUEST.

Charles K. Merrick

CHARLES K. MERRICK

E. F. RAPHEL & ASSOC.

MICROFILMED

# Four Corners

## PETITIONER(S) SIGN-IN SHEET

PLEASE PRINT CLEARLY

NAME

ADDRESS

*unintended person*  
E.L. Dwyer

CK. MERRICK

R.A. MOORE

MITCHELL A. DALY JR

Deborah Dopkin

205 Canal Center

h h 1 1

3312 Paper Mill Rd.

13807 ANSARI LANE BALDWIN

502 Washington Ave 21204



Printed with Soybean Ink  
on Recycled Paper

4/11/2004 11:11:11 AM

PLEASE PRINT CLEARLY

*Four Corners*  
CITIZEN SIGN-IN SHEET

NAME

ADDRESS

HERBERT C. LINTZ, JR.

810 EDGEWATER DR., EUSTIS, FL. 32726-2614

MARIAN M. LINTZ

810 EDGEWATER DR., EUSTIS, FL. 32726-2614



# Four CORNERS

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES  
SIGN-IN SHEET

NAME

ADDRESS

Stephany Wright

Baltimore Co. PDM Land Acquisition

Carol McEvoy

Planning

Bruce Seeley

DEPRM

Gayle Parks

DEPRM

BOB SMALL

SHA-707 N. CALVERT ST.

Bob Dowling

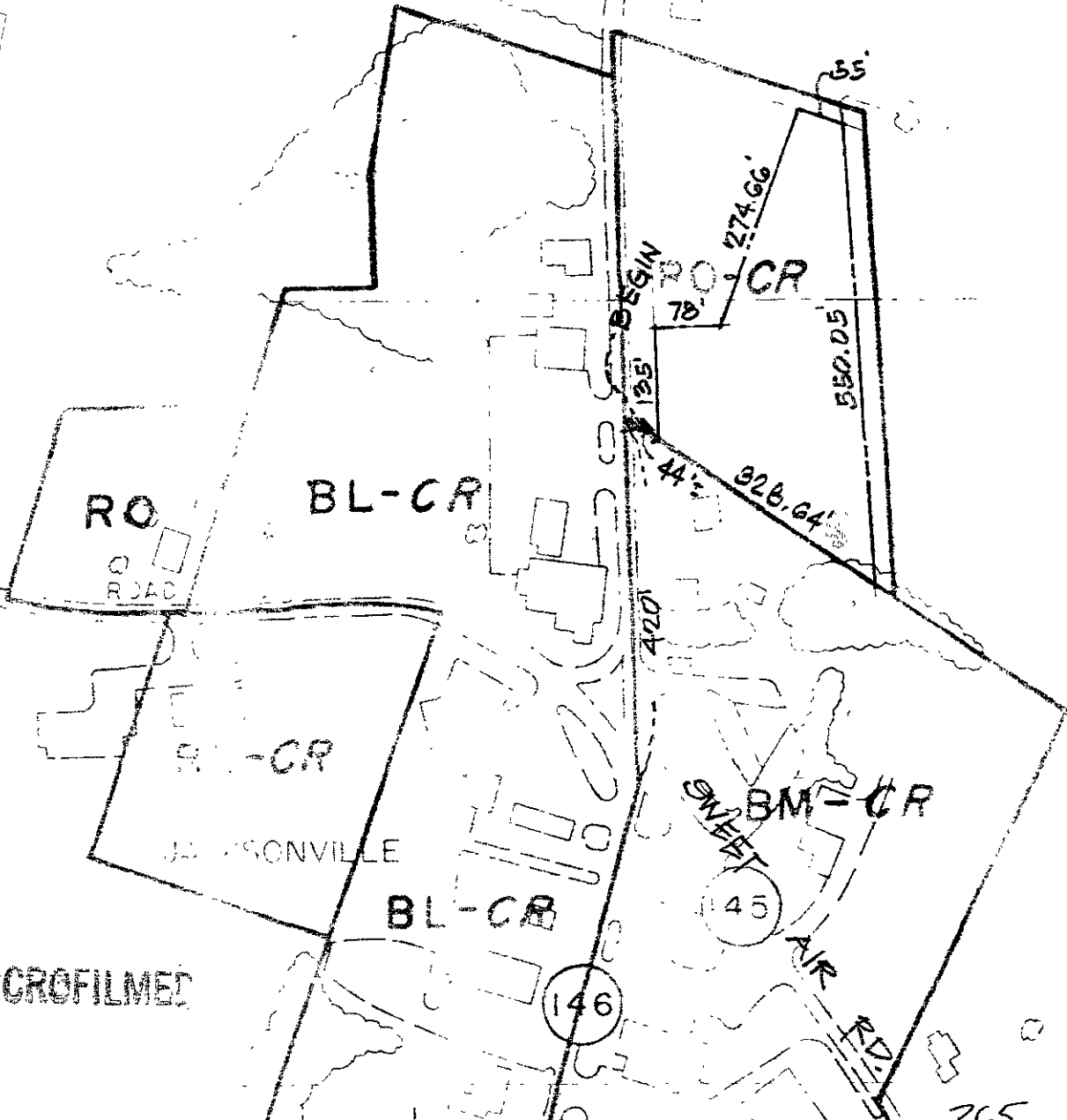
PDM - Dev. Plans Rev

NE 21C

96-269-XA

JARRETTVILLE PIKE

SCALE 1"=200'



R. C. 5

MICROFILMED

15,000

146

45

265

*Ref No 2*

## AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, by and between FOUR CORNERS SQUARE LIMITED PARTNERSHIP ("Owner"), and THE GREATER JACKSONVILLE ASSOCIATION, INC. ("Association").

WHEREAS, Owner owns the unimproved property located on the east side of the Jarrettsville Pike, approximately five hundred feet (500') north of the stoplight at Jacksonville, consisting of approximately 3.3 acres and shown more particularly on the plat attached hereto and made a part hereof as Exhibit A ("the Property") and;

① WHEREAS, Owner desires to develop the Property by placing on the Property at some time in the future, two office buildings similar in size, shape and general architecture as the buildings shown on Exhibit B attached hereto, and;

WHEREAS, the Association desires to identify the general location of these buildings and to limit the size of the buildings to be placed the Property, and;

WHEREAS, the Association also wishes to identify the basic schematic architectural design of said buildings, and;

WHEREAS, the Association desires to participate in the landscape design and exterior lighting design ultimately planned to be placed on the Property.

NOW, THEREFORE, THIS AGREEMENT, WITNESSETH, that for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. *Location of Improvements.*

The improvements shall be located generally as they appear on Exhibit A.

2. *Size of Buildings.*

The total aggregate square footage to be built on the Property shall not exceed thirteen thousand two hundred (13,200) square feet and no building shall exceed eighty-eight hundred (8,800) square feet in size.

3. *Architectural Design.*

The architectural design shall be similar to the design shown on Exhibit B, or such other design which may be agreed upon by the Owner and the Association acting in good faith.

*Handwritten signature*

#### 4. Site Work.

The Owner will work jointly with a committee of the Association to develop a landscaping plan and exterior lighting plan which not only meets Baltimore County standards, but minimizes the impact of these buildings and adjacent parking lots on the surrounding community. Said site work and landscaping to be similar to that shown on Exhibit B.

#### 5. Termination.

This Agreement shall terminate on January 1, 2005, or upon the issuance of an occupancy permit for the final building to be built on the Property, whichever shall first occur.

#### 6. Miscellaneous.

a. If the parties hereto shall be in disagreement about the interpretation of this Agreement, or about their rights and obligations hereunder, any party hereto may, at its discretion, file an action in a court of competent jurisdiction to resolve such disagreement.

b. All notices and communications hereunder shall be in writing and shall be deemed to be duly given if sent by registered or certified mail, return receipt requested, postage prepaid, to the following addresses:

As to Owner:

FOUR CORNERS SQUARE LIMITED PARTNERSHIP  
c/o Gaylord Brooks Realty Co., Inc.  
P.O. Box 400  
Phoenix, MD 21131

As to the Association:

GREATER JACKSONVILLE ASSOCIATION, INC.

---

---

---

c. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.

d. This Agreement shall be construed, enforced, and interpreted under the laws of the State of Maryland, without regard to principals of conflict of laws.

IN WITNESS WHEREOF, the parties hereby have executed this Agreement on the day and year first above written.

WITNESS:

FOUR CORNERS SQUARE  
LIMITED PARTNERSHIP,

Gaylord Brooks Investment Co, Inc.,  
General Partner,

By: Richard A. Moore, President

GREATER JACKSONVILLE  
ASSOCIATION, INC.,

Daley, President

GREATER JACKSONVILLE  
ASSOCIATION, INC.,

James McCoy, Chairman,  
Jacksonville Planning Committee

STEVEN VOLKER, Lot Owner,  
Hampshire

GARY ROSCH, Lot Owner,  
Hampshire

EXHIBIT A: Plat  
EXHIBIT B: Design Plan

## MEMORANDUM

**TO:** File

**FROM:** RAM

**RE:** Four Corners Square/  
Greater Jacksonville Community Association Meeting

=====

A meeting between Four Corners Square, Inc. and the Greater Jacksonville Community Association took place at the office of Gaylord Brooks Realty Co., Inc., 3312 Paper Mill Road, Phoenix, MD 21131 at 8:00 p.m. November 8, 1995

Present: Representing Four Corners Square, Inc.  
Richard A. Moore

Present: Representing the Greater Jacksonville Community Association  
James McCoy  
Mitch Daley  
Gary Rosch  
Steve Volker  
Wray McCurdy

WHEREAS, the Greater Jacksonville Community Association had the following concerns:

1. The need to identify and limit the size of the buildings to be placed on the property owned by Four Corners Square, Inc.
2. The need to identify the basic schematic architectural design of said buildings
3. The need for the community to participate in the landscape design and exterior lighting design for this site.

IT WAS RESOLVED THAT:

1. The total 3.3 acre site would be limited to two (2) buildings having a square footage not to exceed 6,600 square feet per building. Just how this would be accomplished would be decided through meetings between Four Corners Square and Baltimore County agencies, but either of the following methods would be acceptable to both Four Corners Square, Inc. and the Greater Jacksonville Association:
  - a. To obtain a variance of the lot size to enable the lot size to be increased to include all 3.3 acres and having the Hearing Office approve both buildings at this time
  - b. Submit a plan showing the subdivision of the property into two lots with only one building currently being shown along with a note that would limit the building size on the remaining parcel to 6,600 square feet.
2. Four Corners Square, Inc. agrees that the architectural style for both buildings will be similar to the style set out in the renderings prepared by McClain Associates and presented at the Community Input Meeting or such other design which may be agreed to by both parties.
3. Four Corners Square, Inc. will work jointly with a committee of the Greater Jacksonville Community Association to develop a landscaping plan and exterior lighting plan that minimizes the impact of these buildings and adjacent parking lots on the surrounding communities.

IN RE: DEV. PLAN HEARING & PETITIONS \* BEFORE THE HEARING OFFICER/  
FOR SPECIAL EXCEPTION & VARIANCE \* ZONING COMMISSIONER  
E/S Jarrettsville Pike, N of Sweet Air Road \* OF BALTIMORE COUNTY  
Election District \*  
6th Councilmanic District \* Case No. X-326 & 96-269-XA  
Four Corners Square Office Bldg. \*  
Four Corners Square Ltd. Partnership \*  
ship/ Grahamp Ltd. Partnership \*  
Trust, Applicant/Developer \* \* \* \* \*

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined hearing, pursuant to Section 26-206.1 of the Baltimore County Code, for consideration of a development plan and related zoning requests for the property known as the Four Corners Square Office Building in Jacksonville. As to the development plan, approval is requested of the plan prepared by E.F. Raphael and Associates received into evidence as Developer's Exhibit No. 1A. The plan is appended with a landscape plan (Developer's Exhibit No. 1B) which is incorporated and considered a part of the development plan. The development plan was prepared on behalf of Four Corners Square Limited Partnership, property owner, and proposes construction of an 8800 sq. ft. building on the site.

As to the zoning relief requested, special exception approval is requested for a Class B office building, pursuant to Section 204-3.B of the Baltimore County Zoning Regulations (BCZR). Also, three zoning variances are sought. They are:

1. A variance to permit a front yard setback of 38 ft. from the average building setback line in lieu of 0 ft. as required, pursuant to Sections 259-.3.C.2 and 204.4.C.3 of the BCZR; and
2. A variance to permit one free standing sign of 15 sq. ft., per

side, in lieu of a required 8 ft. attached sign not exceeding 8 ft. in area by Section 204.3.C.1; and

3. A variance to permit a lot size of two acres for the Class B office building in lieu of the required one acre permitted on a minor arterial roadway as set forth in Section 204.4.C.7 of the BCZR.

As to the history of the review of the project, a Concept Plan Conference was held on February 14, 1995 and the concept plan was submitted at that time. Thereafter a Community Input Meeting was held on September 27, 1995 at the Chestnut Grove Presbyterian Church in Jacksonville. The development plan was submitted and a conference held thereon on February 14, 1996. The Hearing Officer's hearing was scheduled and held on March 7, 1996 at 9:00 A.M. in Room 118 of the Court House in Towson.

Appearing at the Hearing Officer's hearing on behalf of the property owner was Richard A. Moore and Stephen Smith, of Gaylord Brooks Investment Co., Inc. Also appearing was E.G. Raphael and C.K. Merrick, from E.G. Raphael and Associates, surveyors and land planners. The Developer/Petitioner was represented by E. Harrison Stone, Esquire. Appearing as interested persons were Deborah Dopkin, Esquire, Mitchell A. Daly, Jr., Herbert C. Lintz, Jr. and Marian M. Lintz. Also present were representatives of the various Baltimore County agencies who evaluated the project. These included Don Rascoe the substitute Project Manager, Stephany Wright from the Office of Permits and Development Management (PDM), Carole McEvoy from the Office of Planning (OP), Bob Bowling from Development Plans Review, Bruce Sealey and Gale Parker from the Department of Environmental Protection and Resource Management (DEPRM) and Bob Small from State Highway Administration.

ORDER RECEIVED FOR FILING

Date 3/14/96  
By M. Lintz

Turning first to a review of the development plan, same shows that the gross area of the subject tract is 3.31 acres, zoned RO-CR. Two areas are designated as lot No. 1 and will be developed with the subject office building. The building will contain 8800 sq. ft. of office space, divided into 6600 sq. ft. for general offices and 2200 sq. ft. for medical offices. The property is located on Jarrettsville Pike not far from the intersection of that road and Paper Mill Road/Sweet Air Road. Vehicular access from Jarrettsville Pike is also provided as is an area for parking.

In considering the merits of the development plan, the Hearing Officer is required to identify any open issues/unresolved comments which would preclude development plan approval. In this regard, representatives of several of the County agencies indicated that minor comments remained unresolved which will be corrected by revision of the plan. For example, Mr. Sealey from DEPRM indicated that the plan should be revised to show the location of a dry well on site and also that a note should be noted on the plan indicating that a variance was requested from DEPRM to permit offsite forest retention in lieu of aforestation on site. The Developer agreed that the plan would be amended in accordance with these recommendations from DEPRM.

Ms. McEvoy from the Office of Planning also requested four revisions. She requested that architectural drawings of the proposed building (received as Developer's Exhibit No. 3A and 3B) be attached to the plan for review and inclusion therewith. Secondly, she asked that the proposed sign be shown on the landscape plan and an appropriate landscaping completed in the area immediately surrounding the sign. Third, she stated that the landscape plan need be amended to show a walkway leading to a dumpster, consistent with what is shown on the development plan. Last, a

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Date 3/14/96  
By M. Lintz

street address of the subject property must be shown on the development plan. As was the case with DEPRM's recommendations, the Developer indicated that the plan would be amended in accordance with the Office of Planning's requests.

Mr. Merrick also testified and explained the plan in some detail. As noted above, the development plan (Exhibit No. 1A) and the landscape plan (Exhibit No. 1B), were both received and are accepted in conjunction with one another. Mr. Merrick explained in some details the siting of the building, the parking arrangements and efforts which have been made to minimize the impact of the building on the surrounding locale. Several comments/questions were raised by Mr. Lintz, a neighboring property owner, which were satisfactorily addressed by Mr. Merrick.

Based upon the testimony and evidence presented, all of which was uncontradicted, it is clear that the plan complies with all of the development regulations, policies and procedures promulgated by Baltimore County and should, therefore, be approved. I believe that the plan is in compliance with all County standards and that the proposed development is appropriate. It is evidence that the Developer has paid particular attention to the design and location of the building and that the development of the site as proposed is entirely appropriate and harmonious with the surrounding locale.

As to the zoning relief requested, the Petition for Special Exception shall and will be granted. In this regard, the evidence was clear the proposed use will not be detrimental to the health, safety and general welfare of the locale. I find no adverse impact associated with the proposed use, over and above which would be normally associated with the use, irrespective of its location within the zone. The standards set

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Date 3/14/96  
By M. Lintz

forth in Section 502.1 of the BCZR and Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981) have been satisfied.

As to the variance relief, the first variance will be granted in that same is justified based upon unique site constraints and the proposed location of the building. A 38 ft. front setback as shown on the plan is appropriate in that it allows construction of the building at a proper location on the lot, while providing proper screening of the improvements from neighboring residential uses. The siting of the building will also promote a smooth traffic flow and parking configuration.

As to the proposed signage, the Petitioner proposes a single free standing sign to identify the building. It is indicated that this is a largely rural locale and a sign in strict compliance with the BCZR would be insufficiently sized and not properly advertise the sign. The sign as shown on the plan appears entirely appropriate. Although the Petition indicates that the sign will not be illuminated, testimony presented at the hearing was that illumination may ultimately be necessary owing to the characteristics of the surrounding locale. If illumination is necessary, same shall be of a minimal strength, only sufficient to properly light the sign. Moreover, any illumination shall not reflect or be directed onto neighboring properties, particularly residential properties, and shall also be installed so as to not interfere with vehicular traffic.

The last variance requested relates to the lot size on which the building is to be constructed. More particularly, the question turns on whether Jarrettsville Pike is a minor arterial roadway or whether same is considered a principal road (See Section 204.4.C.7 of the BCZR). If it is a principal road, a variance is not necessary. I am familiar with this vicinity and Jarrettsville Pike. Although the road does not compare with

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Date 3/14/96  
By M. Lintz

many of the major arterial roadways throughout the County (i.e., Reisterstown Road, York Road, Belair Road, etc.) it is a principal road in context with the nature of this locale. Jacksonville is a small rural town center. Jarrettsville Pike is a major road in this community. For these reasons, I believe that Jarrettsville Pike is a principal road, at least as contemplated by the language in Section 204.4.C.7. Thus, the third variance request is unnecessary and, therefore, moot. However, even if required, I would grant the variance in this instance. Mr. Merrick's testimony in support of this request was uncontradicted and would be dispositive of this issue.

Finally, it is to be noted that the Developer entered into an agreement (Dev. Exhibit No. 2) with the Greater Jacksonville Association, Inc., relating to the use of the subject property. Pursuant to the request of this community association and the Petitioner/Developer, this agreement shall be incorporated as a condition precedent to the relief granted. The agreement essentially provides that development of the site shall be limited as shown on the plan.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of March, 1996, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1A and 1B, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

ORDER RECEIVED FOR FILING

Date 3/14/96  
By M. Lintz

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for a Class B office building, pursuant to Section 204-3.B of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a front yard setback of 38 ft. from the average building setback line in lieu of 0 ft. as required, pursuant to Sections 259-.3.C.2 and 204.4.C.3 of the BCZR, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit one free standing sign of 15 sq. ft., per side, in lieu of the required 8 ft. attached sign by Section 204.3.C.1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a lot size of two acres for the subject Class B office building in lieu of the required one acre permitted on a minor arterial roadway as set forth in Section 204.4.C.7 of the BCZR, be and is hereby DISMISSED AS MOOT; and

IT IS FURTHER ORDERED that the relief granted herein is subject to the following restrictions:

1. The agreement by and between the Four Corners Square Ltd. Partnership (owner) and the Greater Jacksonville Association, Inc. (Association) be and is hereby incorporated as a condition precedent to the relief requested herein.
2. Any illumination of the sign shall be limited to the wattage necessary to properly illuminate the sign and any such illumination shall not be directed and/or reflect into adjoining properties nor interfere with vehicular traffic.

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms,

ORDER RECEIVED FOR FILING

Date 3/14/96  
By M. Lintz

conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

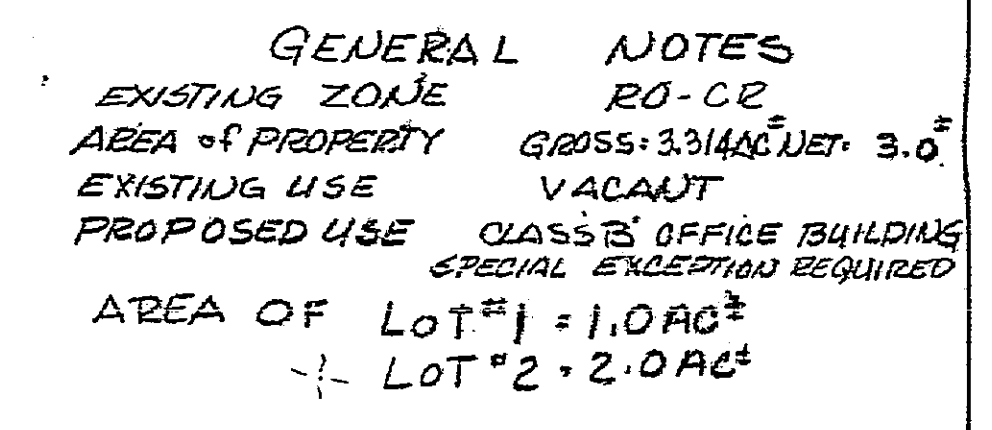
LES:mmm

Lawrence E. Schmidt  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date 3/14/96  
By M. Lintz

VICINITY MAP  
1" = 2000'



- NOTED THAT THE SEPTIC RESERVE AREA  
WAS TO BE JOINTLY SHARED WITH  
CROSS EASEMENTS & MAINTAINANCE  
AGREEMENTS

VARIANCE TO BE REQUESTED FOR:  
1. TO 0M. LANDSCAPE BUFFER BETWEEN LOT 1 & 2 B.C. 7 R. 203.4 C. 8  
2. FRONT SETBACK OF 20' FOR BUILDING 'A' PER SECT. 259.3 C-7 A

PARKING DATA		BUILDING	
	A	B	B (FUTURE)
TOTAL AREA BUILDING (2 FLOORS) =	2200 #	2200 #	2200 #
MEDICAL OFFICES 2200' x 25% =	2200 #	2200 #	2200 #
OFFICE (GENERAL) =	6600 #	6600 #	6600 #
NOTE: 1ST FLOOR NOT TO EXCEED 6000 # FOR EACH LOT.			
MEDICAL OFFICES 2200' @ 4.5 SPACES/1000' =	10 SPACES	10 SPACES	10 SPACES
OFFICE (GENERAL) 6600' @ 3.5 SPACES/1000' =	23 SPACES	23 SPACES	23 SPACES
NO SPACES REQUIRED	= 33 SPACES	33 SPACES	33 SPACES
NO SPACES SHOWN	= 34 SPACES	34 SPACES	34 SPACES
(SPACES = 9 x 20)		INCLUDING #	INCLUDING #
		HANDICAP SPACE	HANDICAP SPACE
TOTAL SPACES SHOWN =	91 SPACES		

SPECIAL EXCEPTION TO BE REQUESTED FOR  
A CLASS 'B' OFFICE BUILDING

16 REFUSE BUMPSTER 12-32-56

OK. DDP 11/95  
Release from ADT 5

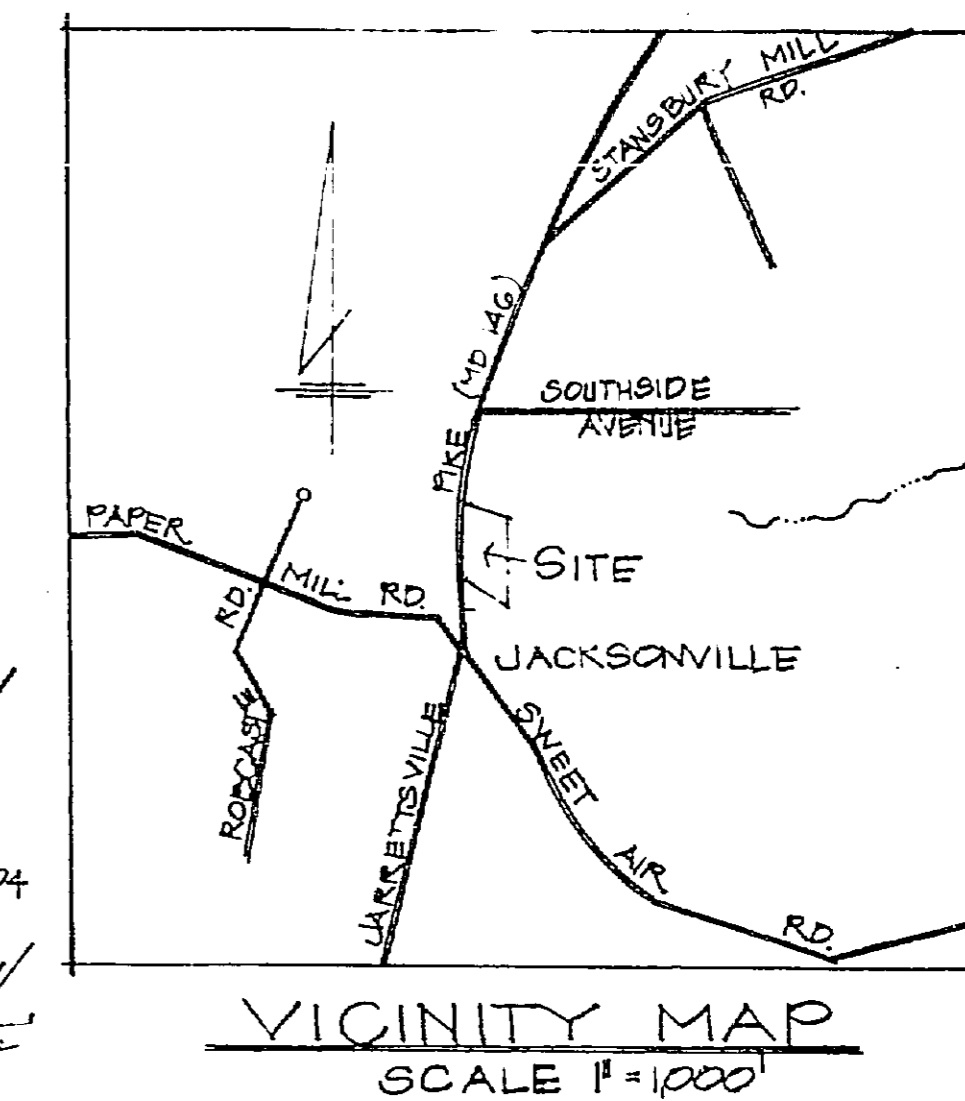
Concept Plan  
and

PLAT TO ACCOMPANY ZONING  
PETITION

CORNERS SQUARE OFFICE BLDG.  
SECTION DIST. BALTO. CO. MD.

NO ADDL  
ADMIN. CHRG. FEE  
\$661 60 NOV  
1966

H.C. KOUKIDES  
S.M. 8019/413 \*2100006254  
LOT\*25



## GENERAL NOTES

EXISTING ZONING.....	NO-CR
GROSS AREA OF PROPERTY.....	3.31 ACRES+/-
HIGHWAY WIDENING AREA.....	0.31 ACRES+/-
NET AREA OF PROPERTY.....	3.00 ACRES+/-
(AREA OF LOT 1 = 2.0 ACRES+/-)	
(AREA OF REMAINING PARCEL 1.0 ACRES+/-)	

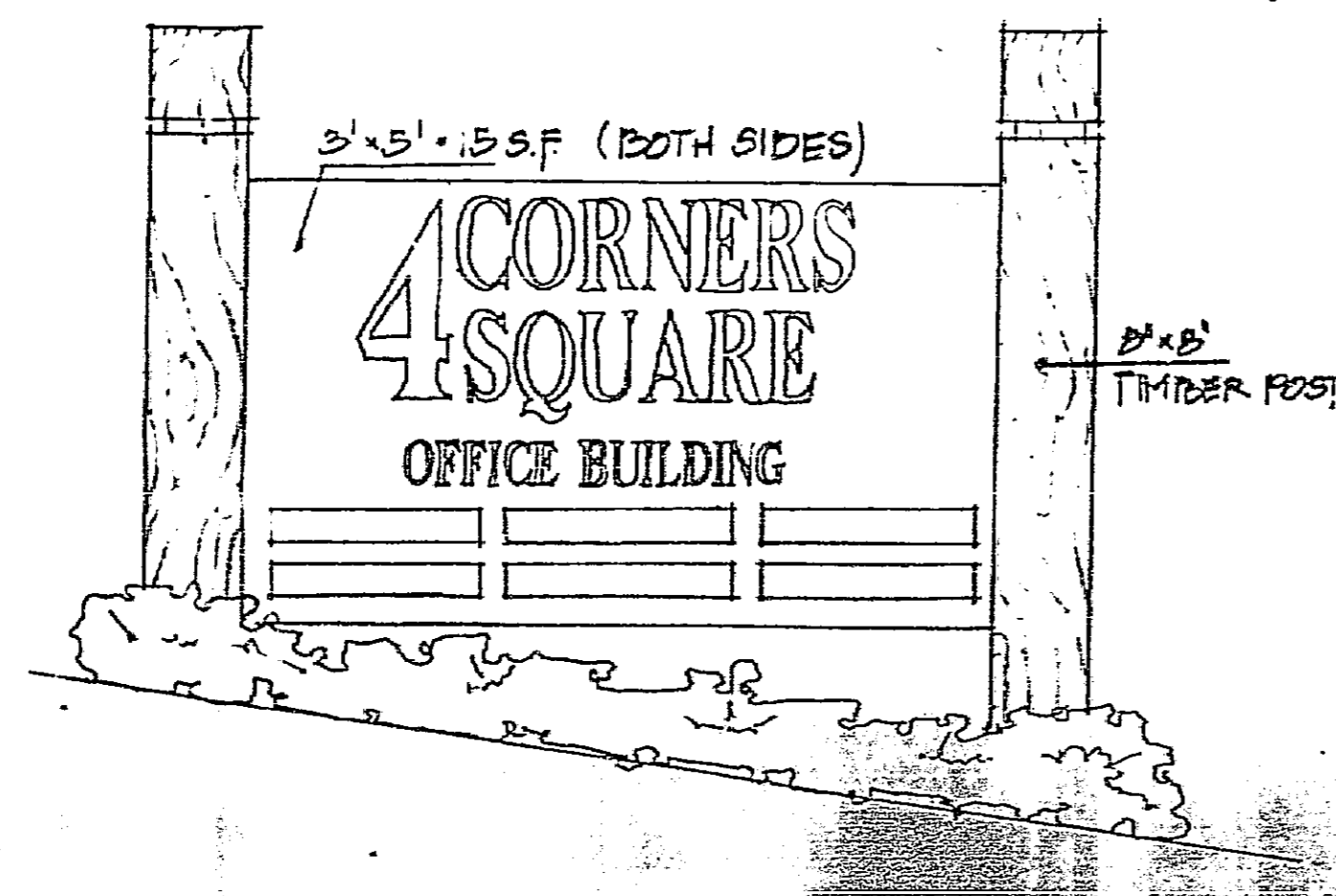
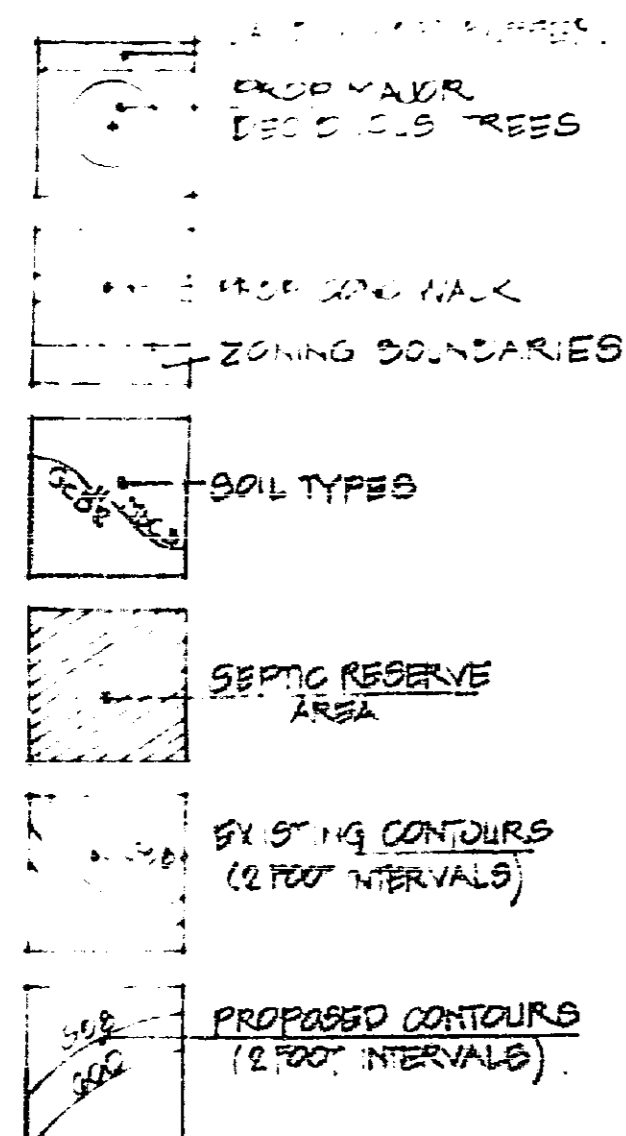
- 1) PRIVATE WELL AND SEPTIC SYSTEM TO SERVE DEVELOPED AREA.
- 2) 6TH, CINCINNATI DISTRICT.....CENSUS TRACT 4102
- 3) SUB-SEWER SIZED 8'.....WATER SED 7
- 4) REGIONAL DRAINAGE.....305
- 5) AMENITY OFFER SPACE.....8.7% OF THE INTERIOR PARKING LOT NOT INCLUDING THE SETBACK & BUFFER REQUIREMENTS. (SHALL BE PROVIDED LANDSCAPE WITHIN THE SETBACK & BUFFER.)
- 6) FLOOR AREA RATIO ALLOWED.....20% (MAX)
- 7) (SHOWN) LOT 1 = 104
- 8) SETBACKS ARE AS SHOWN.
- 9) THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES OR ENDANGERED SPECIES OR HAZARDOUS MATERIALS STORED ON SITE.
- 10) THERE ARE NO HISTORICAL BUILDINGS ON SITE.
- 11) THE MAXIMUM HEIGHT OF ANY PROPOSED BUILDING = 30 FEET.
- 12) LANDSCAPING REQUIREMENTS:
  - ONE TREE PER 20 FEET OF ROAD = 470/20 = 25 TREES
  - ONE TREE PER 8' OF SIDEWALK = 100/8 = 13 TREES
  - (IN ADDITION TO THE REQUIREMENTS SET FORTH IN THE BALTIMORE COUNTY LANDSCAPE MANUAL)
- A) ABOVE PARKING SPACES WHICH ARE SUBJECT TO RESIDENTIAL ZONES SHALL BE SCREENED BY AN OAK, HEMLOCK, WALNUT OR EARTH BERRY IN ASSOCIATION WITH THE PLANTING.
- B) ALL WITHIN 10' OF THE EXISTING SIDEWALK SHALL BE 5 FEET.
- C) THE FOLLOWING BUFFERS, WHICH SHALL NOT BE ENCROACHED UPON BY ABOVE GROUND STORMWATER MANAGEMENT, PARKING OR WATERWAY FAD BE PROVIDED. THERE SHALL BE A BREAK IN THE ENTRANCE WAY SHALL BE PROVIDED.
  - 1) PROPERTY LINES WHICH ABOUT NON-RESIDENTIAL ZONES MUST HAVE A 10' LOT LANDSCAPE BUFFER (BILL 151, 1988)
  - 2) PROPERTY LINES WHICH ABOUT ANY PREDOMINANTLY RESIDENTIAL ZONE MUST HAVE A 15' RESIDENTIAL STREET. MUST HAVE A 30 FOOT LANDSCAPE BUL.
  - 3) STORMWATER MANAGEMENT TO BE PROVIDED AS SHOWN.
- 13) COMPLIANCE WITH THE REQUIREMENTS OF SECTION 203.4 C- FOR LOTS GREATER THAN ONE ACRE.

SPECIAL EXCEPTION TO BE REQUESTED FOR A CLASS B BUILDING.

## PARKING TABULATIONS

LOT #1	
TOTAL BUILDING AREA (2 FLOORS).....	8,800 S.F.
MEDICAL OFFICES (8,800 x .25%).....	2,200 S.F.
GENERAL OFFICES (8,800 x .15%).....	1,320 S.F.
MEDICAL OFFICES 2,200 x 9.5 BPCS/1000.....	10 SPACES
GENERAL OFFICES 6,600 x 8.3 BPCS/1000.....	22 SPACES
TOTAL PARKING SPACES REQUIRED.....32 SPACES	
TOTAL AVAILABLE SPACES (8,800 / 275).....	32 SPACES
(NOTES): FIRST FLOOR "CARE PORTAGE" NOT TO EXCEED.....8,800 S.F.	
FOUR HANDICAP SPACES ARE INCLUDED.	
STANDARD SPACE = 11' x 18", HANDICAP = 12' x 18"	
AVERAGE DAILY TRIPS GENERATED:	
MEDICAL OFFICE SPACE = 2200 S.F. x 34/1000 =	75 TRIPS.
GENERAL OFFICE SPACE = 6600 S.F. x 25/1000 =	165 TRIPS.
TOTAL AVERAGE DAILY TRIPS (A.D.T.).....240 TRIPS.	
VARIANCE TO BE RECOGNIZED: FRONT LITERAGE OF 25'-6" FEET FROM	
TRUCK TO TRUCK DRIVEWAY. DRIVEWAY LINE IN LIEU OF 0.00 FEET	
(PER SECTION 255.3 - C-2A).	

### LEGEND



SIGN DETAIL  
SCALE 1"=10'

## B. ENVIRONMENTAL INFORMATION

Colony	Site	Plant	Flora		Remarks
Number	Address	Observed	Visited		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Topography and strata grades (minimum 5 ft. contour approximately labeled)	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Slopes greater than 25%	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100' up boulders	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Soils mapped according to Soil Survey	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Baltimore County, Maryland	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Streams, swamps, ponds or other water bodies shown on site and within 200 ft. of site boundaries (if noted)	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Forest buffer limits including adjustments for steep slopes and/or wooded sites	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Land cover on and within 500 ft. of site	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Significant regulated plants or wildlife communities	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands on site and within 100 ft. of site	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Deposits on site and within 100 ft. of site	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Underground bedrock on site and within 100 ft. of site	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Soil evaluation tests (each test performed)	
					YES NO DATE

### C. EXISTING BUILT CONDITIONS

Existing		Notes
	<input type="checkbox"/>	Locations of existing buildings within 200 ft. of site boundaries
	<input type="checkbox"/>	Location of existing roads within 200 ft. of site boundaries
	<input type="checkbox"/>	Designated historic sites
	<input type="checkbox"/>	Designated archeological sites
	<input type="checkbox"/>	Significant views
	<input type="checkbox"/>	Significant features (topography, trees, buildings, streetscape, etc.)
	<input type="checkbox"/>	Land uses on or within 200 ft. of site
	<input type="checkbox"/>	Other notes and observations

#### D. COUNTY ADOPTED PLANS

Estimate No. _____		DATE _____	
Subject: _____		REMARKS: _____	
1	Radio Co. Master Plan 1969-2000		
2	Community or Investigation Plan?		
3	Recreation and Parks Plan		
4	Streetscape Plan		
5	Greenways Plan		
6	Other: _____		

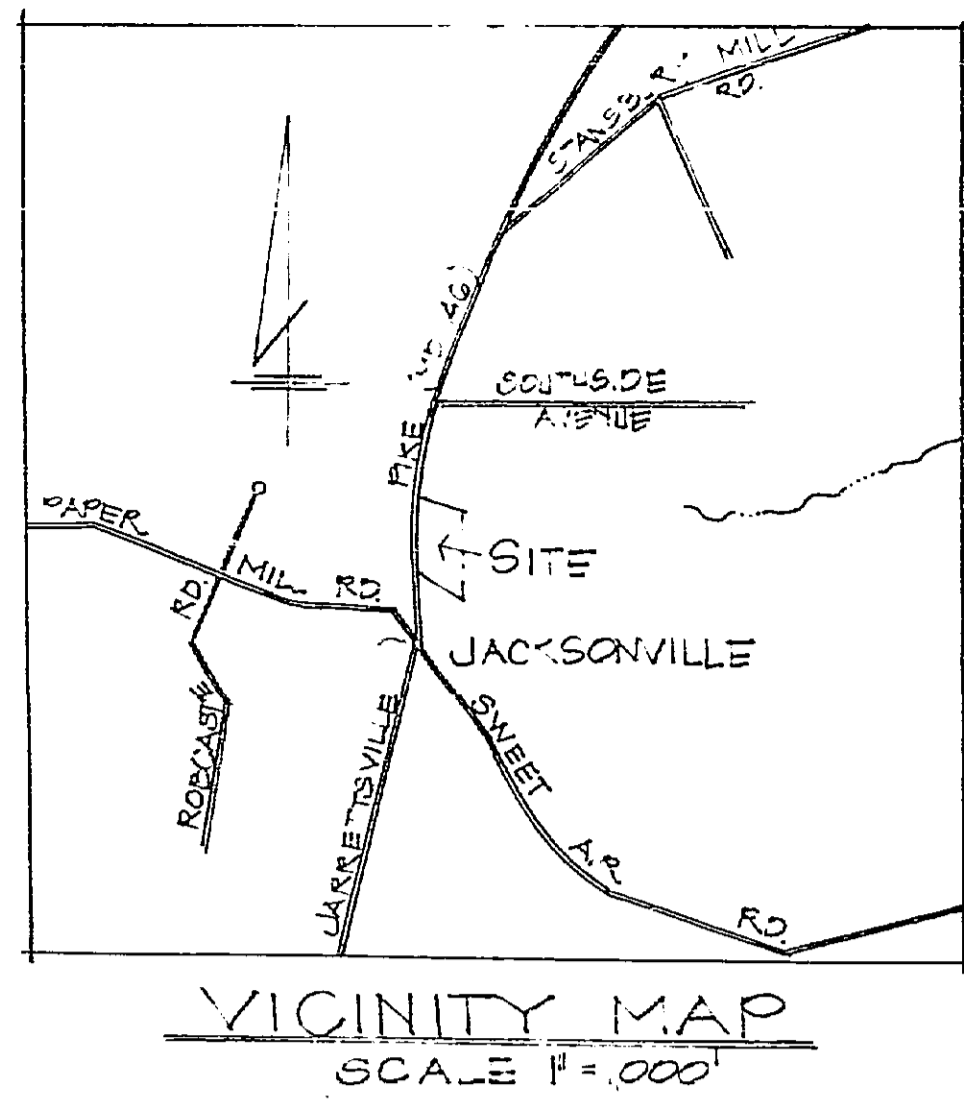
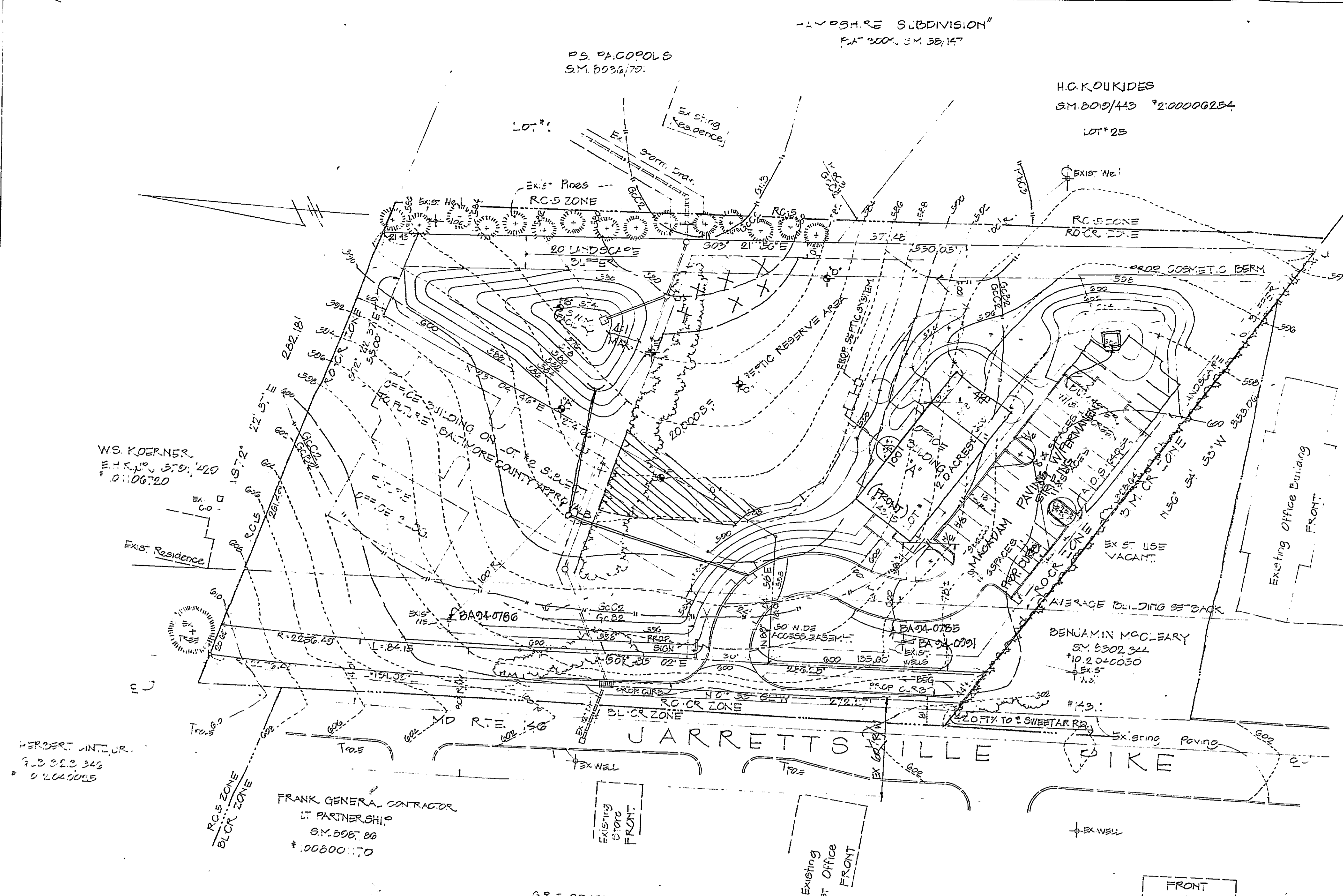
# SITE CONSTRAINTS AND SITE DEVELOPMENT PLAN 4 CORNERS SQUARE

- THE ELECTION DISTRICT BALTIMORE COUNTY, MD  
 SCALE: 1"=50' DATE: JUNE 05, 1995  
 ZADM FILE NO X-526

PREPARED BY  
TERRACE ASSOCIATES  
REGISTERED PROFESSIONAL LAND SURVEYORS

OWNER:  
GRAHAM LIMITED PARTNERSHIP TRUST  
DEED REF B.M. 7004/134 (IND. PARCEL). TAX # 2100005765  
1515 GRAHWELL RD  
LUTHERVILLE, MARYLAND 21000

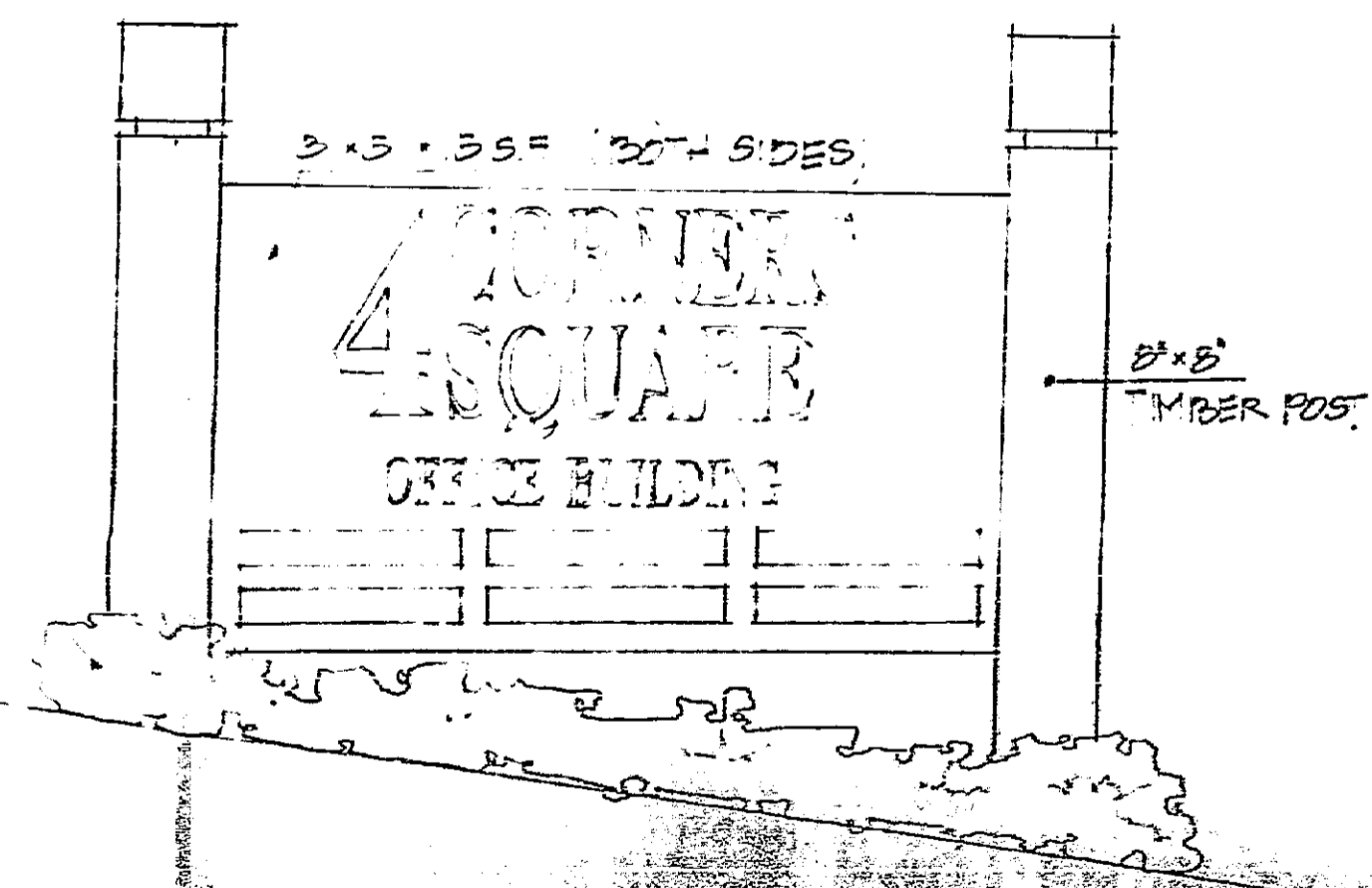
CONTRACT PURCHASER/DEVELOPER:  
FOUR CORNERS SQUARE INVESTMENT LTD.  
96 GAYLORD BROOKS REALTY, COMPANY  
P.O. BOX 400  
PHOENIX, MARYLAND 2113.  
PAGE 10



- ADDITIONAL NOTES:**
1. WATER CONSERVING FIXTURES ARE TO BE PROVIDED.
  2. THE MAX. HEIGHT OF ANY BUILDING SHALL BE 30 FEET (BCCR SEC 259.3.C.1.c)
  3. THE DEVELOPER SHALL COMPLY TO BCCR 259.3.C.5 "HOLDING CAPACITY"
  4. THE 25% MEDICAL OFFICE CALCULATIONS ARE BASED ON ADJUSTED G.F.A. (SECTION 204.3.B.2.c)

**LEGEND**

- 1. EXISTING PAVEMENT
- 2. EXISTING SIDEWALK
- 3. EXISTING DRIVE
- 4. EXISTING CONC. DRIVE
- 5. EXISTING CONC. DRIVE
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- 100. EXISTING CONC. DRIVE



**B. ENVIRONMENTAL INFORMATION**

Rating	Find	Remarks
1	Topography and street grades (minimum 5 ft. contour, preferably 10 ft.)	
2	Slopes greater than 25%	
3	100 year floodplain	
4	Soils mapped according to Soil Survey, Baltimore County, Maryland	
5	Streams, swamps, ponds or other water bodies within 100 ft. of site boundaries	
6	Wetlands	
7	Forest buffer limits including adjustments for steep slopes and/or erodible soils	
8	Land cover on and within 200 ft. of site	
9	Significant regulatory plant or wildlife communities	
10	Vegetation on site and within 100 ft. of site	
11	Underground utilities on and within 100 ft. of site	
12	Soil erosion tests (per test)	

**C. EXISTING BUILT CONDITIONS**

Rating	Find	Remarks
1	Locations of existing buildings within 200 ft. of site boundaries	
2	Location of existing road within 200 ft. of site boundaries	
3	Drainage, ditches, etc.	
4	Drainage, ditches, etc.	
5	Drainage, ditches, etc.	
6	Drainage, ditches, etc.	
7	Drainage, ditches, etc.	
8	Drainage, ditches, etc.	
9	Drainage, ditches, etc.	
10	Drainage, ditches, etc.	
11	Drainage, ditches, etc.	
12	Drainage, ditches, etc.	

**D. COUNTY ADOPTED PLANS**

Rating	Find	Remarks
1	Baltimore County Master Plan 1990-2000	
2	Community or Transportation	
3	Recreation and Public Plan	
4	Government Plan	
5	Other	

**PARKING TABULATION**

LOT #	TOTAL BUILDING AREA	TOTAL PARKING SPACES	REMARKS
1	1,000	10	
2	1,000	10	
3	1,000	10	
4	1,000	10	
5	1,000	10	
6	1,000	10	
7	1,000	10	
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100	1,000	10	

**PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTIONS, VARIANCES AND DEVELOPMENT PLAN**

**4 CORNERS SQUARE**

**10TH ELECTION DISTRICT, BALTIMORE COUNTY, MD**

**SCALE: 1" = 20' DATE: JUNE 03, 1995**

**ZAD: 1 FILE NO. X-326**

**REVISIONS**

**OWNER / DEVELOPER:**

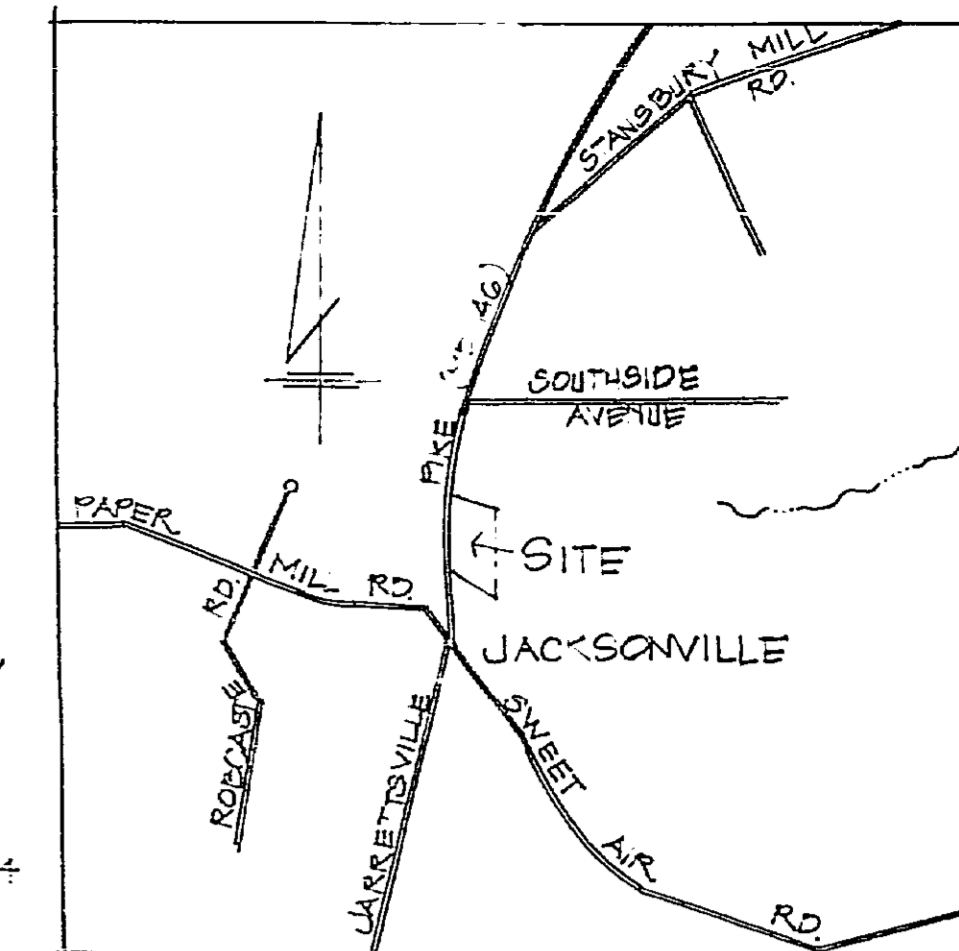
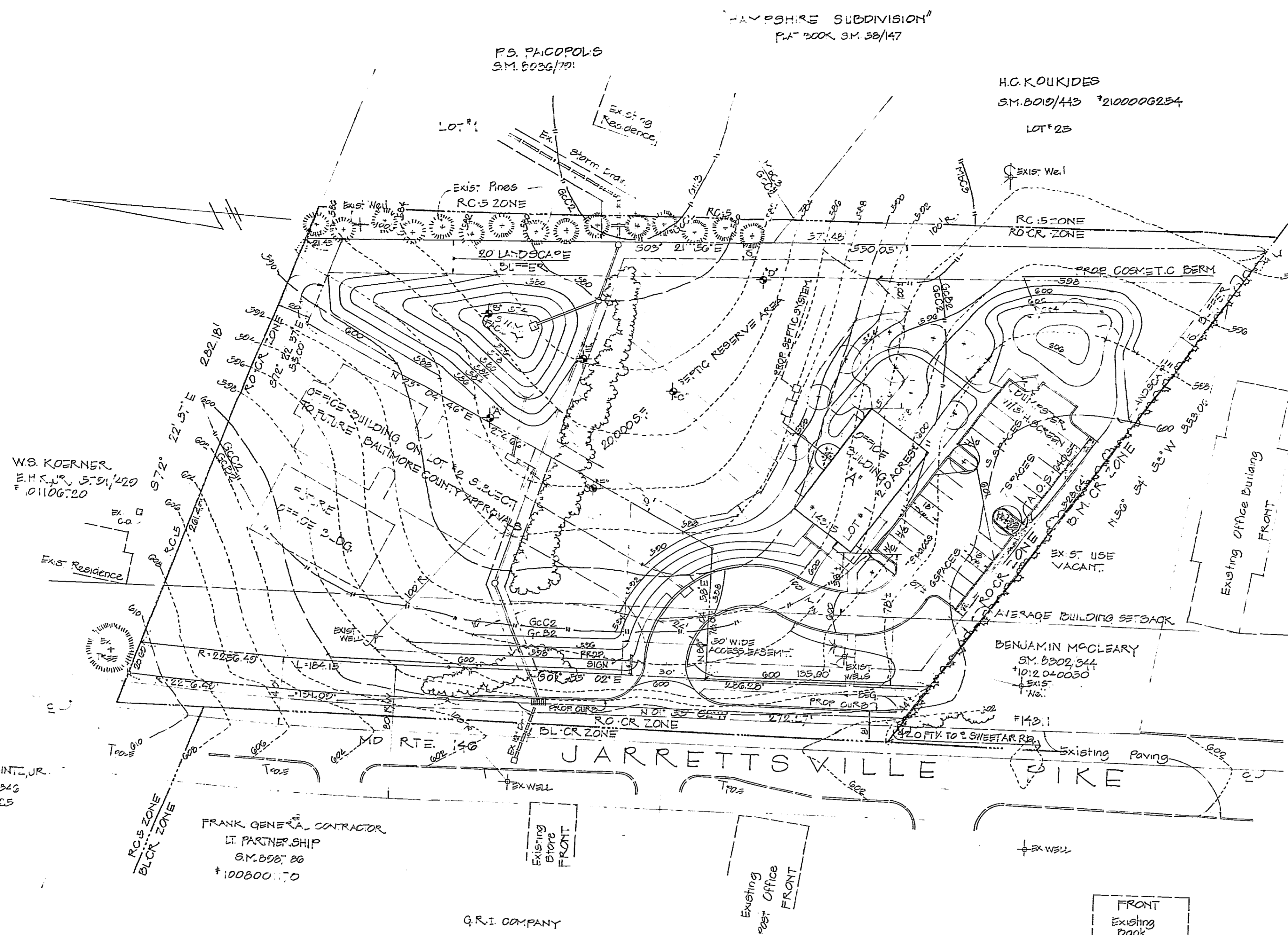
**40 CORNERS SQUARE LIMITED PARTNERSHIP**

**90 JARRETT'S PIKE, JARRETT'SVILLE, MD 21084**

**DATE: JUNE 03, 1995**

**NOTES:**

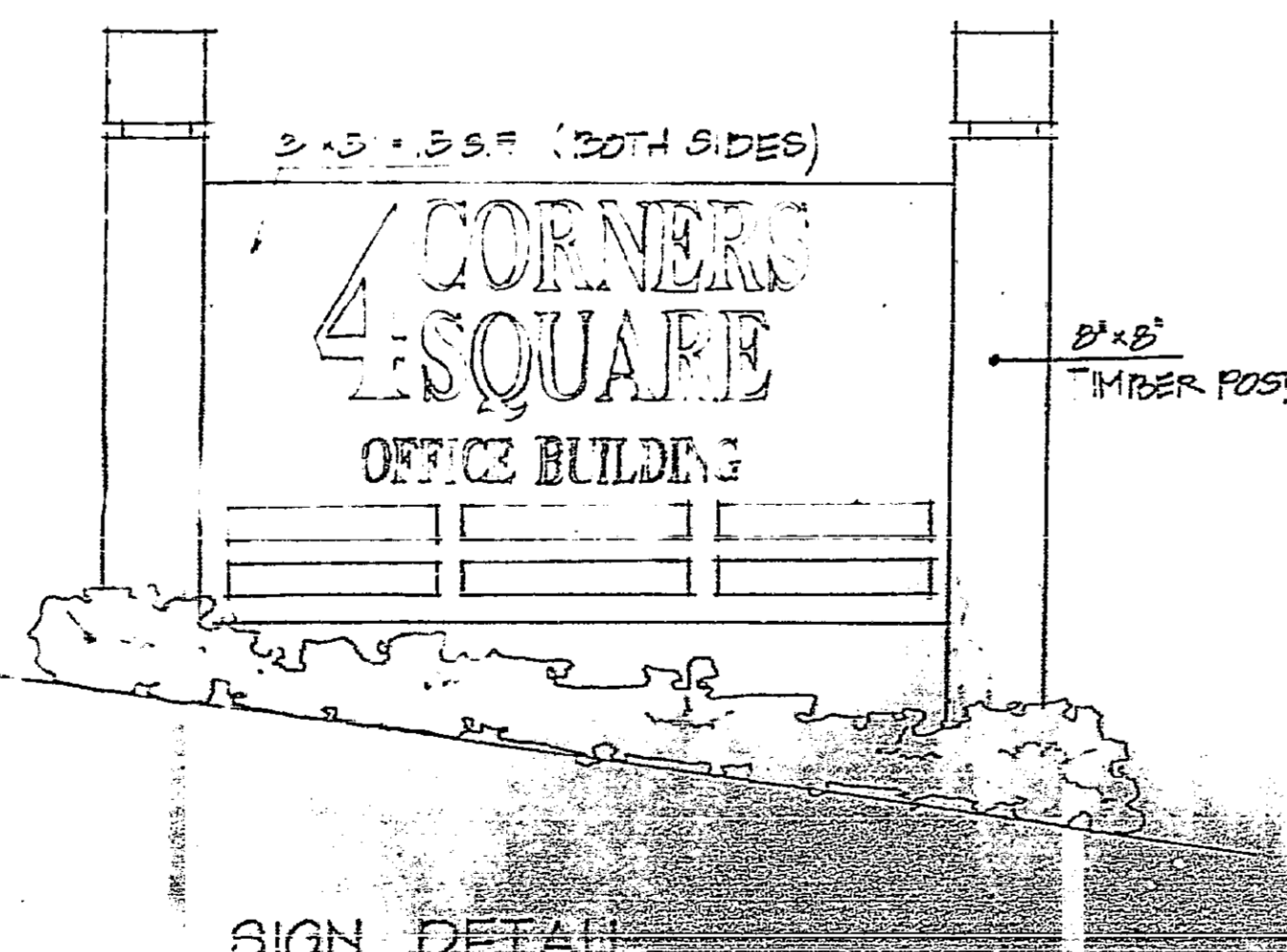
1. The applicant certifies under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.



VICINITY MAP  
SCALE 1"=1000'

# LEGEND

- EXISTING BOUNDARIES
- PROPOSED BOUNDARIES
- SEPTIC RESERVE AREA
- EXISTING CONTOURS (10' INTERVALS)
- PROPOSED CONTOURS (10' INTERVALS)



SIGN DETAIL  
3.0 x 3.0

**B. ENVIRONMENTAL INFORMATION**

Existing	Proposed	Notes
Topography and direct grades (minimum 5 ft. contour interval)		
Slopes greater than 25%		
100 year floodplain		
Soils mapped according to Soil Survey		
Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries		
Wetlands		
Forest buffer (including adjacent forested areas)		
Land cover on and within 200 ft. of site		
Significant riparian/plate or wildlife corridors		
Wells on site and within 100 ft. of site		
Underground utilities on site and within 100 ft. of site		
Soil on surface (per test) performed		

**C. EXISTING BUILT CONDITIONS**

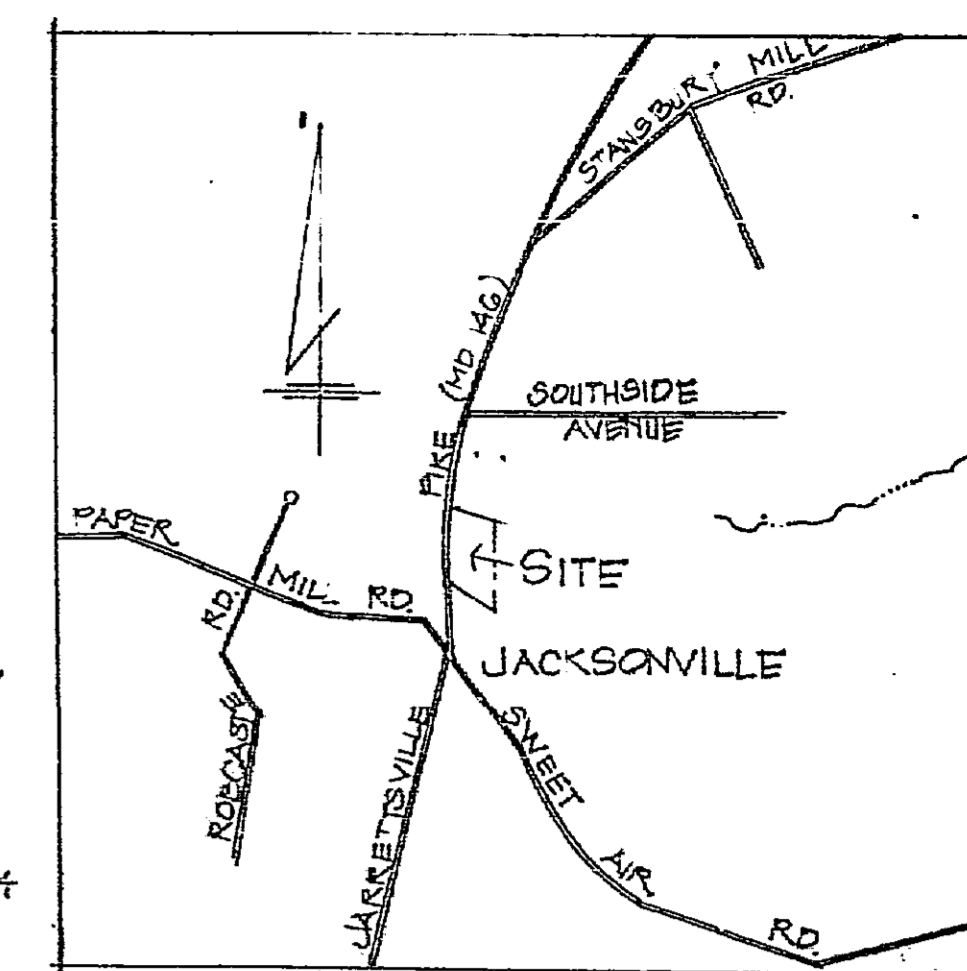
Existing	Proposed	Notes
Location of existing buildings within 200 ft. of site boundaries		
Location of existing roads within 200 ft. of site boundaries		
Designated archaeological sites		
Designated historic sites		
Significant features (open space, trees, buildings, etc.)		
Land use on and within 200 ft. of site		
Underground utilities on site and within 100 ft. of site		

**D. COUNTY ADOPTED PLANS**

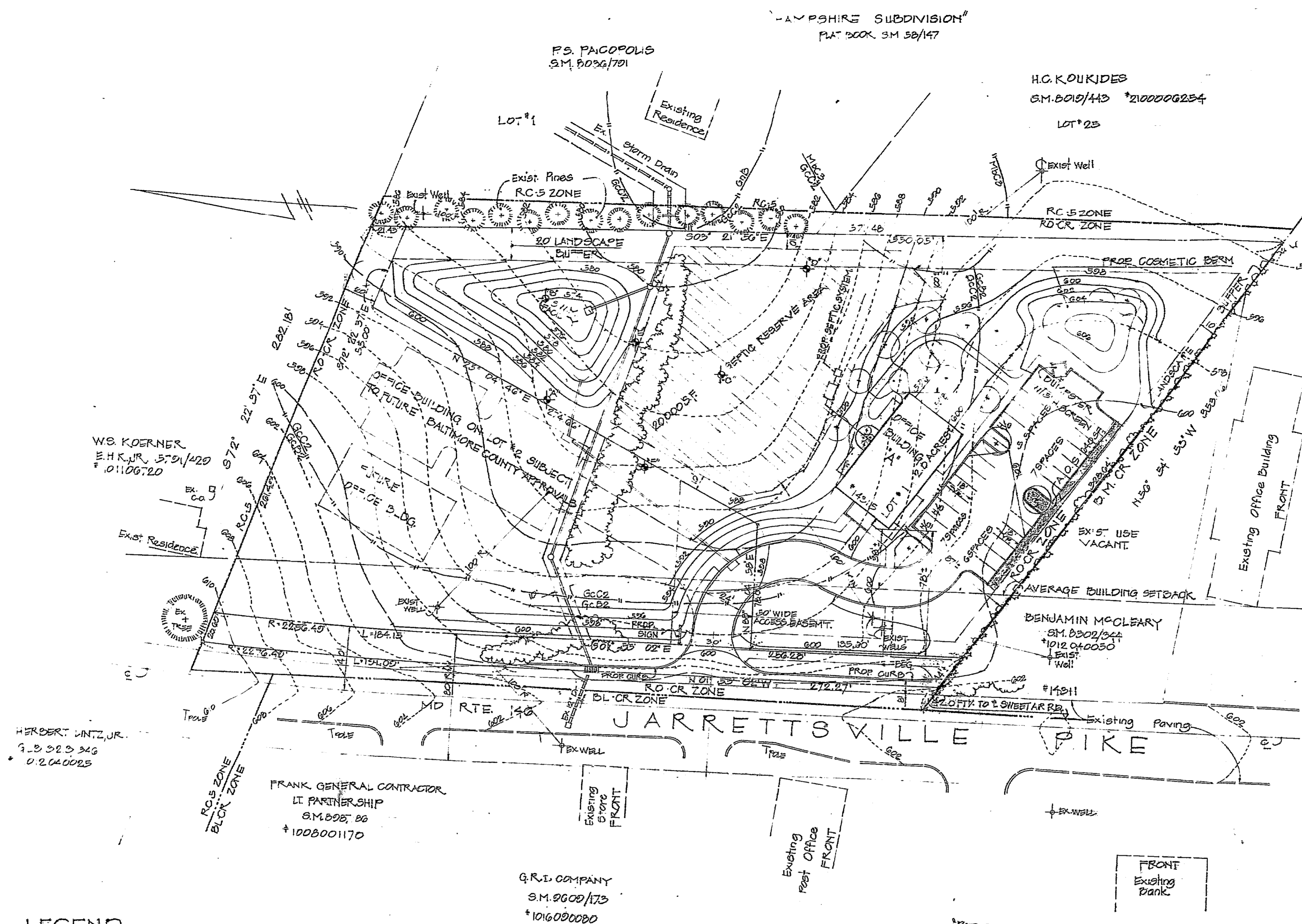
Existing	Proposed	Notes
Statewide		
Countywide		
Local		

- EXISTING ZONING: RC-5 ZONE  
GROSS AREA OF PROPERTY: 3.31 ACRES +/-  
HIGHWAY WIDENING AREA: 0.31 ACRES +/-  
NET AREA OF PROPERTY: 3.00 ACRES +/-  
(AREA OF LOT 1 = 2.0 ACRES +/-)  
(AREA OF REMAINING PARCEL = 1.0 ACRES +/-)
- 1) PRIVATE WELL AND SEPTIC SYSTEM TO SERVE DEVELOPED AREA
  - 2) SITE: CANTONMENT DISTRICT, CENSUS TRACT 4102
  - 3) SUB-DIVISION: 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 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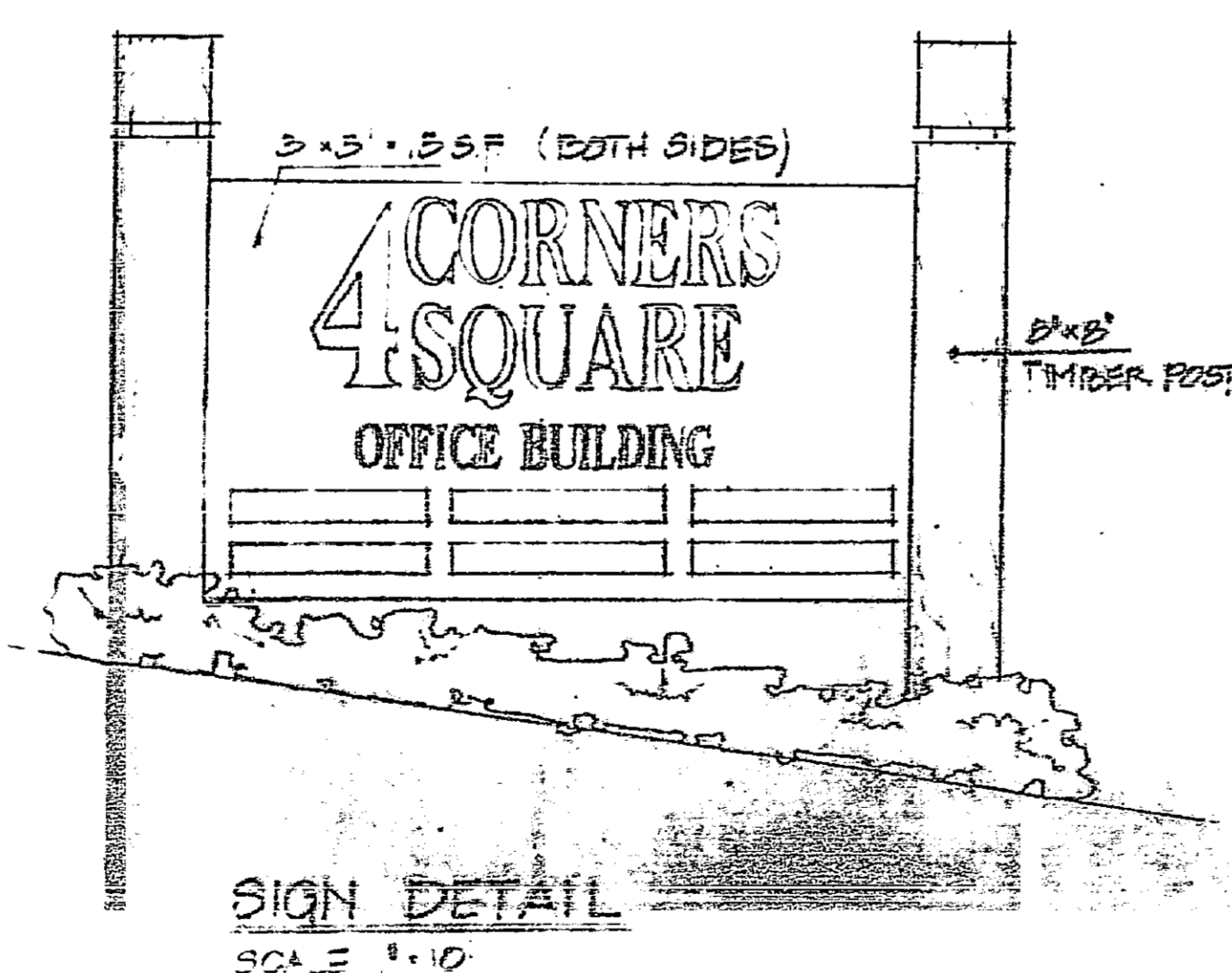
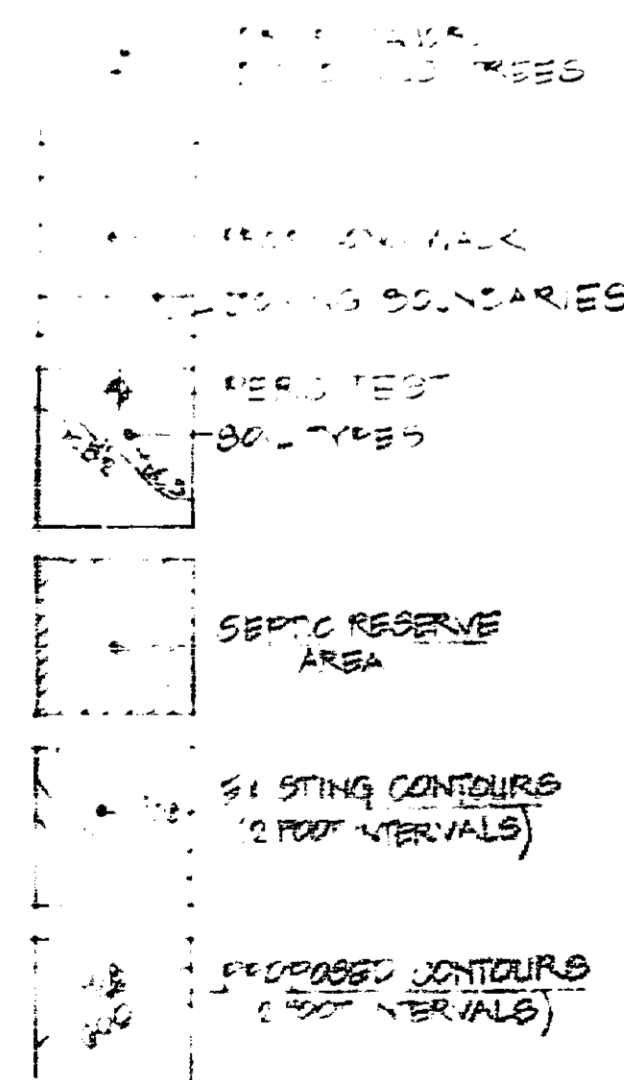
H.C.KOUKIDES  
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VICINITY MAP  
SCALE 1" = 1000'



LEGEND



## B. ENVIRONMENTAL INFORMATION

[illegible]

### C. EXISTING BUILT CONDITIONS

Existing Use	Existing	Remarks
		Locations of existing buildings within 200' of site boundaries
		Location of existing roads, within 200' of site boundaries
		Designation, state or federal
		Designated archeological areas
		Significant views
		Designated facilities (special-use areas, streets, etc.)
		Land uses on and within 200' of site
		Private data

#### D. COUNTY ADOPTED PLANS

Rating		Item	Remarks
		Supervisors	
		Police On Patrol	
		Community or Foundation Plans	
		Administrative and Finance Plans	
		Development Plan	
		Organization Plan	
		Other:	

CIVIL 1/16/96 DD  
 D/INCLUDE DELINQUENT  
 ACTS. CERTIFICATION  
 (SEE ATTACHED)  
 2 SURVEYOR'S  
 SIGNATURE ON DWG

## PARALLEL TABULATION

[illegible]

PLAT TO ACCOMPANY PETITION FOR  
SPECIAL EXCEPTIONS, VARIANCES AND  
DEVELOPMENT PLAN

4 CORNERS SQUARE  
10TH ELECTION DISTRICT BALTIMORE COUNT

SCALE: 1"=50' DATE: JUL 1964  
ZADM FILE NO X-320

## REGIONS

OWNER: ~~DEVELOPER:~~  
FOUR CORNERS SQUARE LIMITED PARTNERSHIP  
96 GAYLORD BROOKS REALTY COMPANY  
P.O. BOX 400  
CINCINNATI, OH 45202

100-4-RE SUBDIVISION  
P.A. 2000, 3M, 38-14

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SM 2122.7

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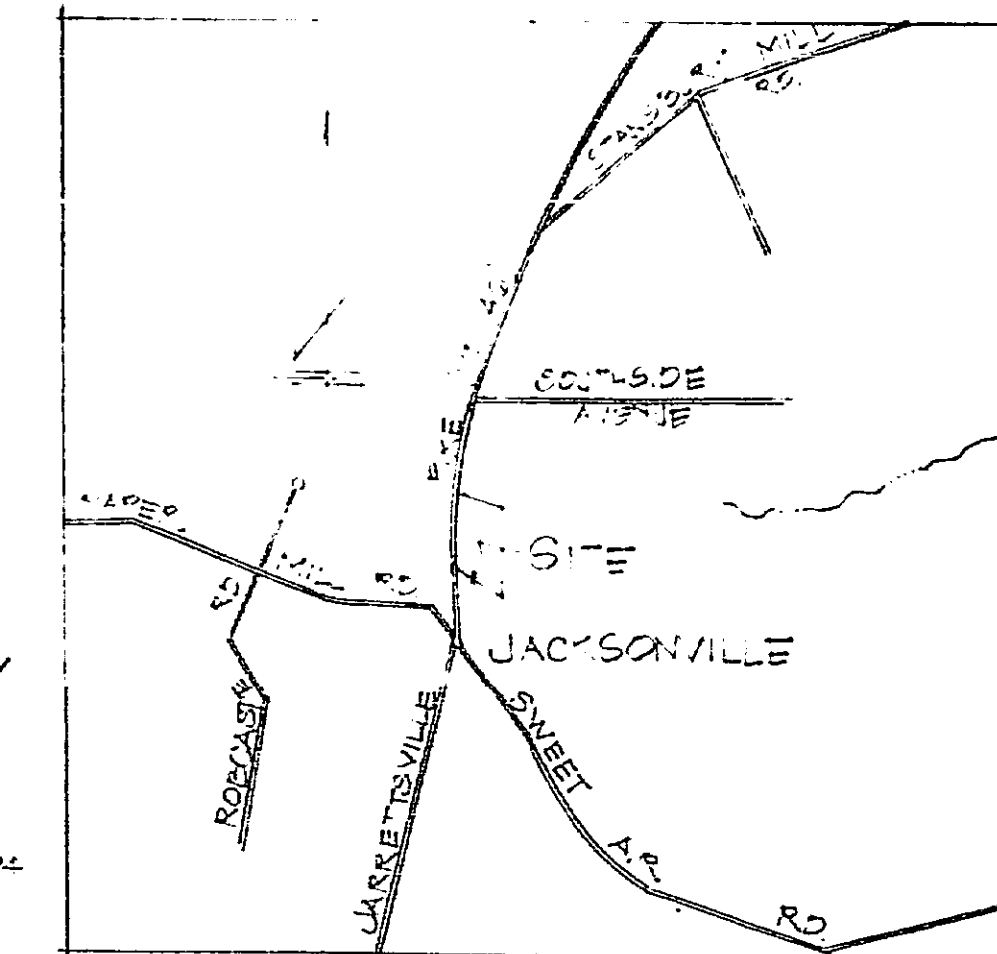
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VICINITY MAP  
SCALE 1" = 100'

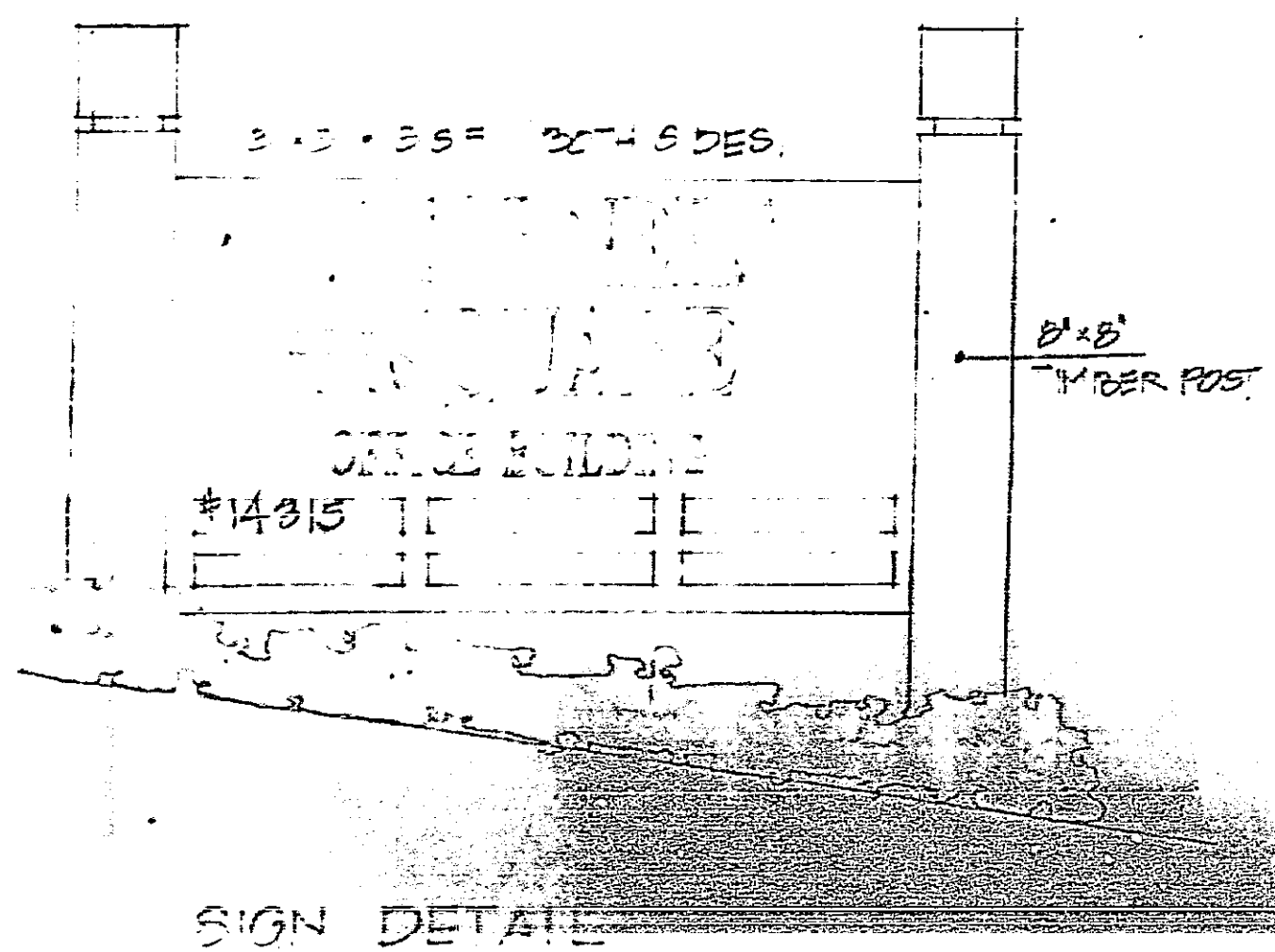
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1. PRIVATE WELL AND SEPTIC SYSTEM TO SERVE DEVELOPED AREA  
2. 4TH COUNCILMANIC DISTRICT  
3. SUB TRACT 1102  
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FRANK GENERAL CONTRACTOR  
100-4-RE SUBDIVISION  
SM 2122.7  
P.A. 2000, 3M, 38-14

Q.R.I. COMPANY  
SM 2122.7  
P.A. 2000, 3M, 38-14

PAPER MILL VILLAGE LTD PARTNERSHIP  
SM 2122.7  
P.A. 2000, 3M, 38-14



SIGN DETAIL

B. ENVIRONMENTAL INFORMATION

Category	Item	Value
Topography and Slope	Topography and Slope	See Map
	Drainage	See Map
	Soil	See Map
	Vegetation	See Map
Water Resources	Water Resources	See Map
	Wetlands	See Map
	Shorelands	See Map
	Other Water Resources	See Map
Air Quality	Air Quality	See Map
	Noise	See Map
	Seismicity	See Map
	Other Air Quality	See Map

C. EXISTING BUILT CONDITIONS

Category	Item	Value
Buildings	Buildings	See Map
	Streets	See Map
	Highways	See Map
	Other Built Conditions	See Map

D. COUNTY ADOPTED PLANS

Category	Item	Value
County Plans	County Plans	See Map
	State Plans	See Map
	Federal Plans	See Map
	Other County Plans	See Map

TABLE 1: SUMMARY OF DATA

Category	Item	Value
Site Data	Site Data	See Map
	Site Data	See Map
	Site Data	See Map
	Site Data	See Map
Other Data	Other Data	See Map
	Other Data	See Map
	Other Data	See Map
	Other Data	See Map

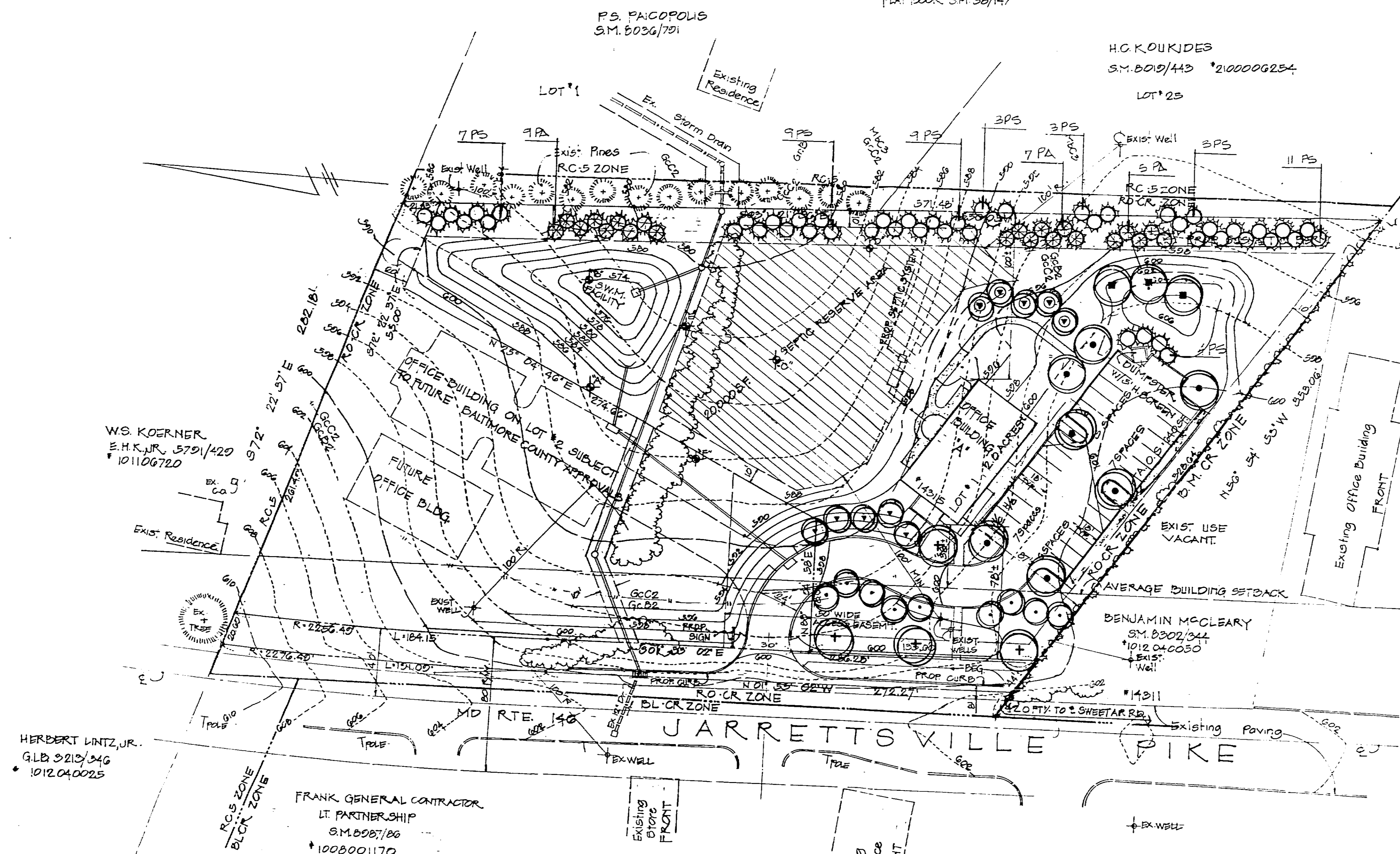
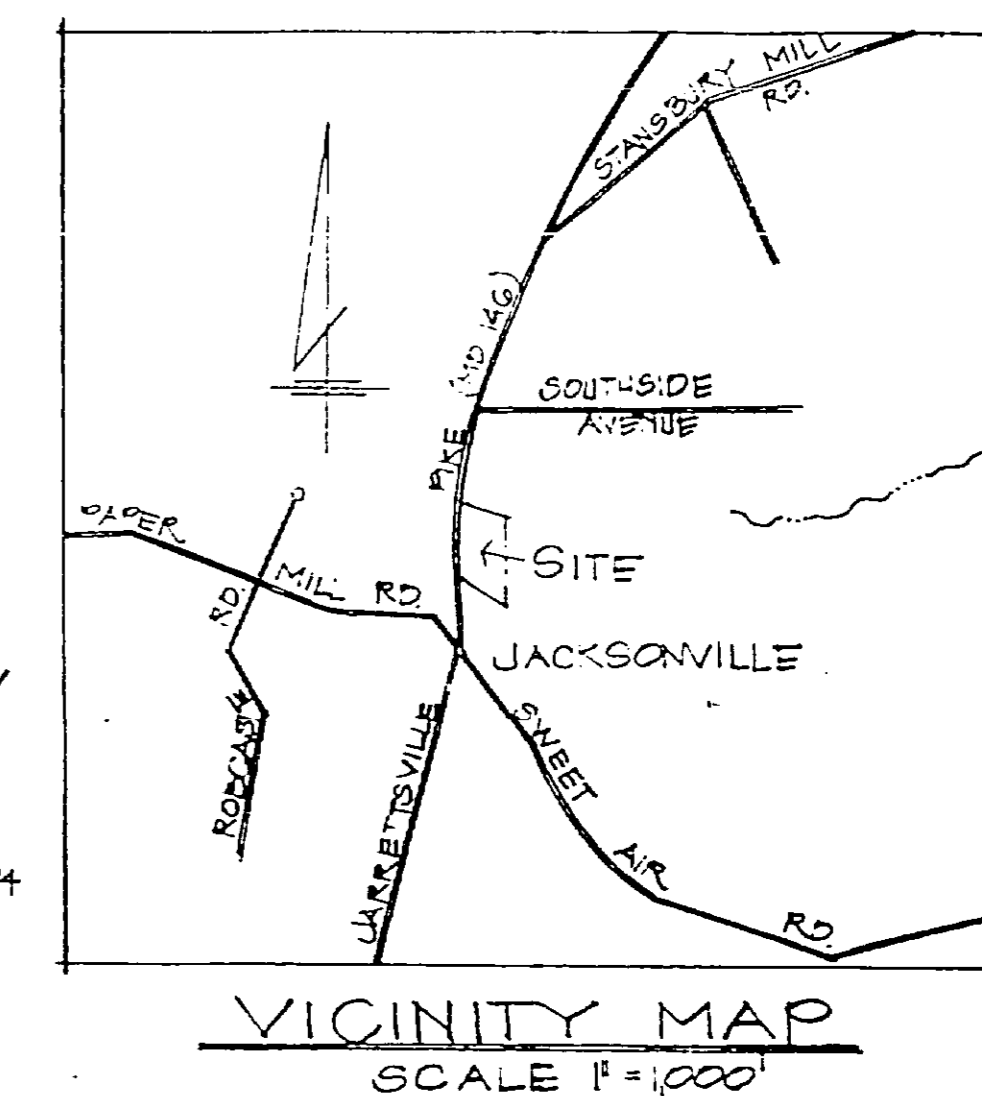
PLAT TO ACCOMPANY PETITION FOR  
SPECIAL EXCEPTIONS, VARIANCES AND  
DEVELOPMENT PLAN  
4 CORNERS SQUARE  
10TH ELECTION DISTRICT, BALTIMORE COUNTY, MD  
SCALE 1" = 100' DATE: JUNE 03, 1995  
ZADM FILE # X-226

OWNER / DEVELOPER:  
4 CORNERS SQUARE LIMITED PARTNERSHIP  
2000-4-RE SUBDIVISION

Note: I, the undersigned, certify under oath that there are no delinquent  
assessments for any other development with respect to any of the following the  
applicant, a person with a financial interest in the proposed development or a  
person who will perform construction services on behalf of the proposed  
development.

P.S. PAICOPOLIS  
S.M. 5036/791

H.C. KOUKIDES  
S.M. 8019/443 \*2100006254  
LOT\*23



HERBERT LINTZ, JR.  
G.LB 3213/346  
• 1012040025

FRANK GENERAL CONTRACTOR  
LT. PARTNERSHIP  
S.M. 0087/86  
\* 1008001170

I certify that I have reviewed this landscape plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and ordinances. I agree to implement this plan within one year of approval by Baltimore County and assure the maintenance and survivability of the material planted for one year.

G.R.I. COMPANY  
S.M. 9609/173  
\* 1016090080

\*PAPER MILL VILLAGE LTD. PARTNERSHIP  
S.M. 747/138  
\*1003000250

LEGEND

STEVE SMITH  
Signature of Applicant  
STEVE SMITH  
CLAYCOB BROOKS REALTY CO  
P.O. BOX 400  
3312 PAPER MILL ROAD  
PHOENIX MD 21151  
Print Name and Address

PROP CONC WALK







ZONING BOUNDARIES

PERC TEST  
SOIL TYPES

SEPTIC RESERVE  
AREA

EXISTING CONTIGUOUS  
(2 FOOT INTERVALS)

PROPOSED CONTIGUOUS  
(2 FOOT INTERVALS)

KEY	QUANT.	BOTANICAL NAME COMMON NAME	SIZE	ROOT	NOTES
	4	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2-2 1/2'	BB	
	7	PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	2-2 1/2'	BB	
	3	FRAXINUS AMERICANA 'AUTUMN APPLAUSE' WHITE ASH	2-2 1/2'	BB	
	5	MALUS 'SUGAR TYME' 'SUGAR TYME' CRAB	1-1 1/2'	BB	
	9	PRUNUS SER. 'KWANZAN' 'KWANZAN' CHERRY	1-1 1/2'	BB	
	5	CERCIS CANADENSIS EASTERN REDBUD	1-1 1/2'	BB	
PS	40	PINUS STROBUS E WHITE PINE	5-6'	BB	10' O.C.
PA	21	PICEA ABIES NORWAY SPRUCE	5-6'	BB	10' O.C.

### LANDSCAPE CALCULATIONS

PLANTING REQUIRED

- A 1 P U / 40 L F Of adjacent road  
135/40 = 4 P U
  - B 1 P U / 20 L F Of interior road  
200/20 = 10 P U
  - C 1 P U / 12 parking spaces in lot  
25 Spaces = 3 P U
  - D Class 'A' Screening required at adjacent residential @ 15 P U / L F  
571/15 = 39 P U
  - E Dumpster screening required
- PLANTING PROVIDED**
- A 3 major trees, 2 minor trees = 4 P U
  - B 4 major trees, 12 minor trees = 10 P U
  - C 3 major trees = 3 P U
  - D 66 evergreen trees, 4 major trees, 5 minor trees = 35.5 P U
  - E Dumpster screening provided

## PARKING TABULATION

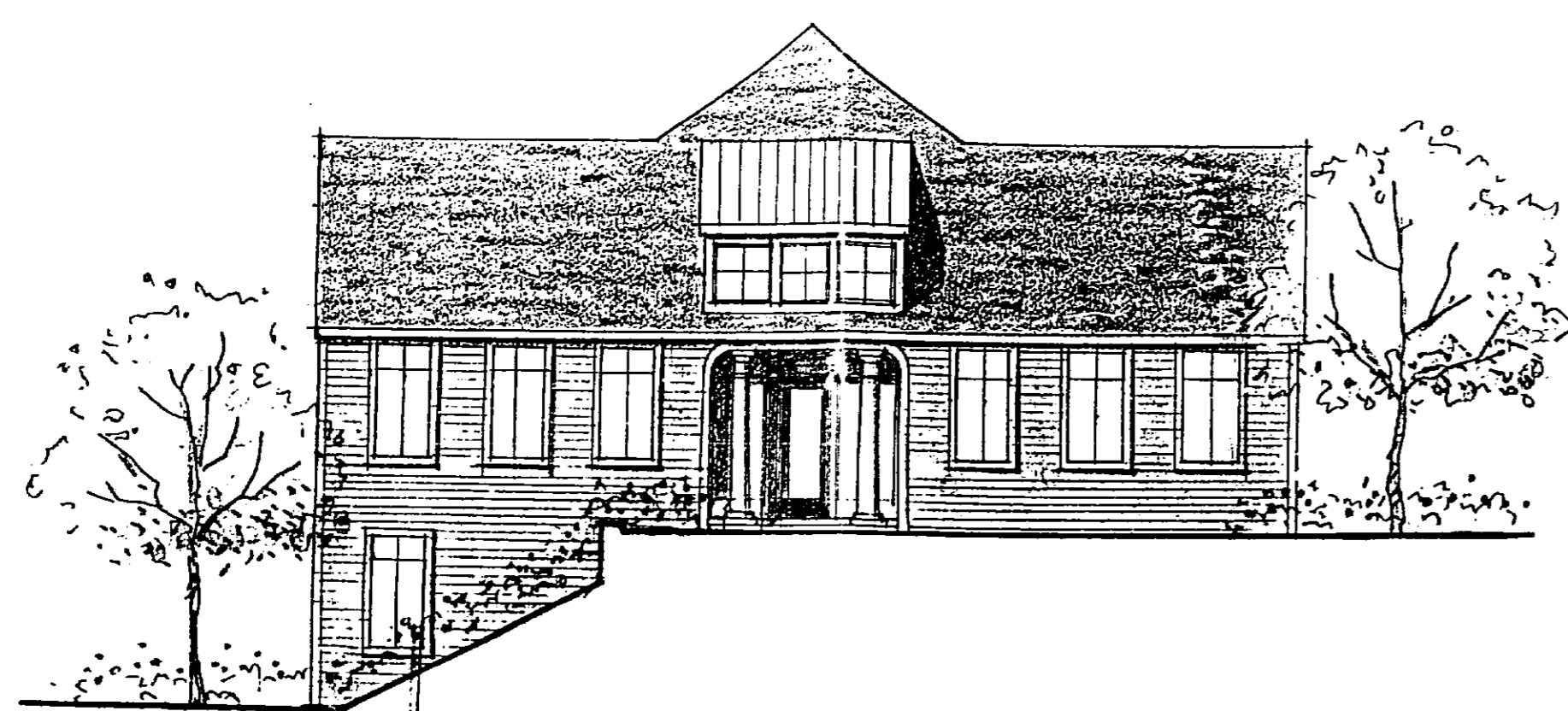
[illegible]

LANDSCAPE PLAN  
PLAT TO ACCOMPANY PETITION FOR  
SPECIAL EXCEPTIONS, VARIANCES AND  
DEVELOPMENT PLAN  
4 CORNERS SQUARE  
10TH ELECTION DISTRICT BALTIMORE COUNTY, MD

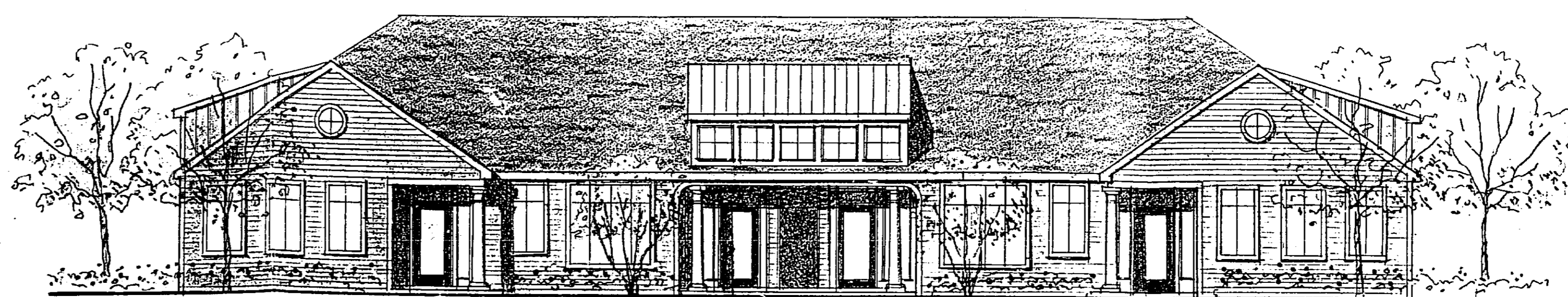
SCALE: 1"=50' DATE: 2/13/86  
ZADM FILE NO X-526

OWNER / DEVELOPER:  
FOUR CORNERS SQUARE LIMITED PARTNERSHIP  
96 DAYLARK CROOKS REALTY, COMPANY  
P.O. BOX 400  
PHOENIX, MARYLAND 21131  
PHONE: 667-0300

Rel 3A



Front Elevation



South Elevation



East Elevation

1/8" = 1'-0"



West Elevation

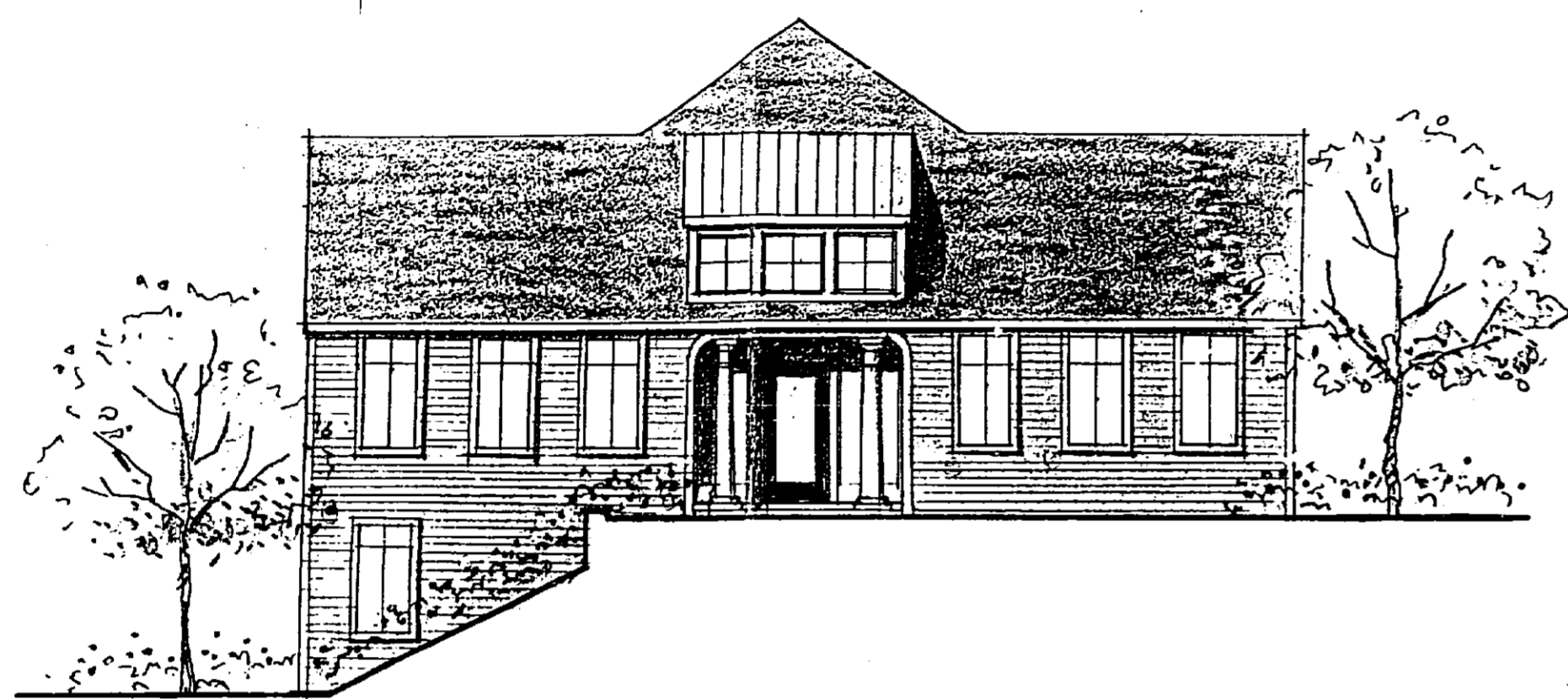
# Four Corners Square

County, Maryland  
Architectural Elevations

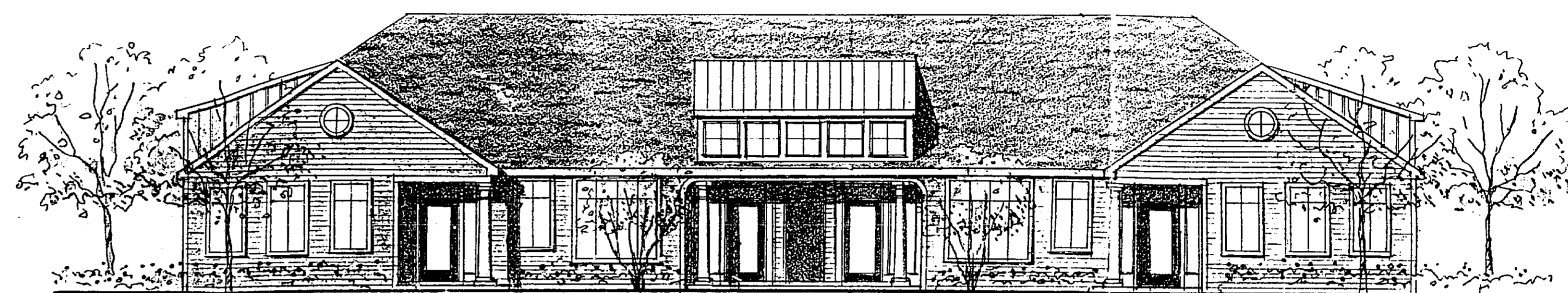
1/8" = 1'-0"



Architects  
Landscape Architects  
2922 Glenmore Avenue  
Baltimore, MD 21214  
410 256 1724



*Front Elevation*



*South Elevation*



*North Elevation*



### Four Corners

Baltimore County, MD

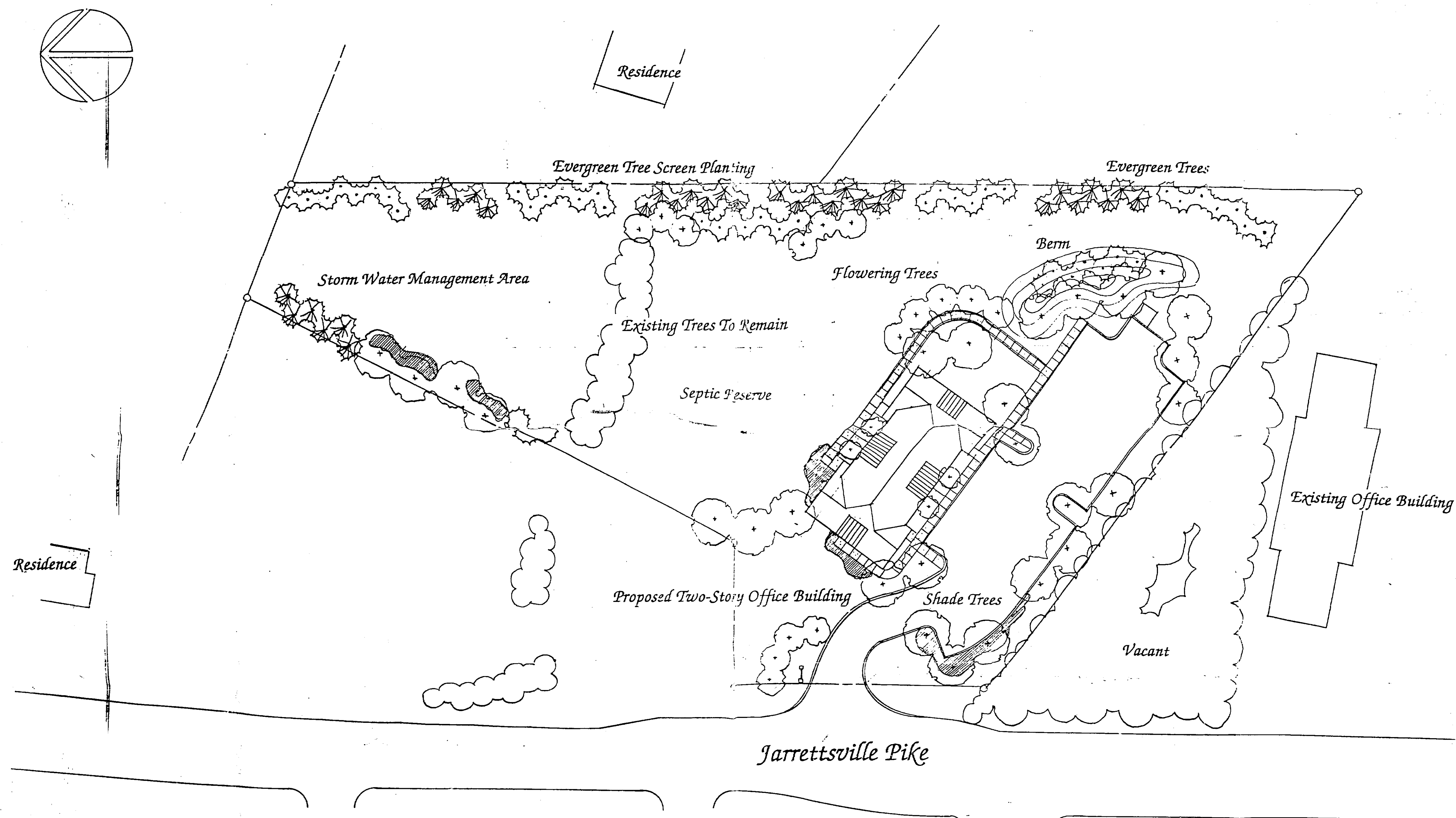
Preliminary Elevation

1/8" = 1'-0"

### Four Corners Square

East Elevation

1/8" = 1'-0"



Four Corners Square  
 Baltimore County, Maryland  
 Preliminary Site Plan  
 1" = 30'-0"

CONCEPTUAL LANDSCAPE  
 PLAN  
 ZADM FILE # X-326

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 14, 1996

E. Harrison Stone, Esquire  
102 W. Pennsylvania Avenue  
Suite 600  
Towson, Maryland 21204

RE: Case No. X-326 and 96-269-XA  
Development Plan Order & Petitions for Special Exception  
and Variance  
Project: Four Corner Square Office Building  
Four Corners Square Ltd. Partnership, Applicant/Developer

Dear Mr. Stone:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order and Petitions for Special Exception and Variances have been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.  
c: E.G. Raphael and Associates  
c: Deborah Dopkin, Esq.  
c: Mitchell A. Daly, Jr.  
c: Mr. and Mrs. Herbert C. Lintz, Jr.  
c: Baltimore County Representatives



## Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 14315 Jarrettville Pike, Phoenix, Maryland  
which is presently zoned RO-CR

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part thereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Class B office building under Section 204.3 B of the Zoning Regulations for Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Agency for Petitioner:

E. Harrison Stone

(Type or Print Name)

Signature

102 W. Pennsylvania Avenue

Suite 600

Towson, Maryland 21204

City

State

Zipcode

Legal Owner(s):

Four Corners Square Limited Partnership

(Type or Print Name)

By Richard A. Moore, Pres.

Signature

CHARLOTTES BROOKS INVESTMENT CO., INC.

(Type or Print Name)

Signature

P.O. Box 400

Address

Phoenix, Maryland 21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

Unavoidable for Hearing

the following date

Next Two Months

ALL OTHER DATE

REVIEWED BY

DATE



## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14315 Jarrettville Pike, Phoenix, Maryland  
which is presently zoned RO-CR

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part thereof, hereby petition for a Variance from Section(s) See attached list.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1) Site configuration and topography will cause both undue hardship and practical difficulty unless the requested variances are granted.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Agency for Petitioner:

E. Harrison Stone

(Type or Print Name)

Signature

102 W. Pennsylvania Avenue

Suite 600

Towson, Maryland 21204

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

Unavoidable for Hearing

the following date

Next Two Months

ALL OTHER DATE

REVIEWED BY

DATE

Legal Owner(s):

Four Corners Square Limited Partnership

(Type or Print Name)

By Richard A. Moore, Pres.

Signature

CHARLOTTES BROOKS INVESTMENT CO., INC.

(Type or Print Name)

Signature

P.O. Box 400

Address

Phoenix, Maryland 21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

Unavoidable for Hearing

the following date

Next Two Months

ALL OTHER DATE

REVIEWED BY

DATE

ATTACHMENT

PETITION FOR ZONING VARIANCE 96-269-XA

List of Variances Requested:

- To permit a front setback of 38 feet from the average building setback line in lieu of 0.00 feet as required under Section 259.3.C.2. BCZR. - Act. 4.C.3
- To permit signage of 15 square feet per side, free standing, non-illuminated, in lieu of an 8 square foot attached sign as required by Section 204.3.C.1. BCZR.
- To permit a lot size of 2 acres for the Class B Office Building in lieu of 1 acre allowed on minor arterial roadway as required by Section 204.4.C.7. BCZR.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 164 Date of Posting: 4/2/96

Posted for: Paul E. Raphael, Esq., Professional Land Surveyor

Petitioner: Four Corners Square Limited Partnership

Location of property: 14315 Jarrettville Pike

Location of Signage: Four Corners Square Limited Partnership

Remarks: Hearing

Posted by: E. F. Raphael, Esq.

Number of Signs: 2

Date of return: 4/1/96

E. F. RAPHAEL & ASSOCIATES  
Registered Professional Land Surveyors  
285 COUNTRY AVENUE  
TOWSON, MARYLAND 21204

96-269-XA

OFFICE: 828-3908

RESIDENCE: 771-4592

## DESCRIPTION TO ACCOMPANY A ZONING PARTITION

Beginning for the same at a point on the easterly right-of-way line of Jarrettville Pike (Rt 146) as now widened, said point being located North 420' +/- and S 56'-54'-53" E 44' +/- from the intersection of Jarrettville Pike and Sweet Air Road and running thence on the eastern right-of-way line of Jarrettville Pike, as now widened, N 01'-55'-02" W 135.00', thence leaving Jarrettville Pike as now widened N 88'-04'-58" E 78.00' thence N 25'-04'-46" E 274.66' thence S 72'-22'-37" W 55.00' to intersect the outline as described in Liber SM 7894 Folio 191 thence binding on said outline S 03'-21'-56" E 550.05' thence N 56'-54'-53" W 328.64' to the place of beginning, Containing 2.00 Acres of land more or less.



E. F. Raphael,  
Professional Land Surveyor #2246

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 210, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/6, 1996.

THE JEFFERSONIAN,

A. Henikson  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 013679

DATE 5/1/96 ACCOUNT 96-269-XA

Item #265 CASH AMOUNT \$620.00

RECEIVED FROM: FOUR CORNERS SQUARE LTD PT

FOR: 14315 JARRETTVILLE PIKE

SPX VAP

33AP140225MCHRC \$620.00

33AP23355PMCH/05/96

VALIDATION ON SIGNATURE OF CASHIER

DATE-TIME: 5/1/96 1:47P

TO: FUTURE PUBLISHING COMPANY  
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

E. Harrison Stone, Esq.  
102 W. Pennsylvania Avenue #600  
Towson, MD 21204  
828-1800

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-269-XA (Item 265)

14315 Jarrettville Pike  
S/S Route 146, approximately 420' W of Sweet Air Road  
10th Election District - 6th Councilmanic  
Legal Owner: Four Corners Square Limited Partnership

Special Exception for a Class B office Building.  
Variance to permit a front setback of 38 feet from the average building setback line in lieu of zero feet; to permit signage of 15 square feet per side, free-standing, non-illuminated, in lieu of an 8 square foot attached sign; and to permit a lot size of 2 acres for the Class B office building in lieu of 1 acre allowed on minor arterial roadway.

HEARING: THURSDAY, MARCH 7, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



**Baltimore County  
Department of Permits and  
Development Management**

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

February 1, 1996

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

**DEVELOPMENT PLAN HEARING**  
Project name: Four Corners Square Office Building  
Project Number: K-326  
Location: E/S Jarrettsville Pike, N of Sweet Air Road  
Developer: Four Corners Square Limited/Bayland Brooks Realty  
Proposed: Commercial Office Building

CASE NUMBER: 96-269-1A (Item 265)  
14315 Jarrettsville Pike  
E/S Route 146, approximately 420' N of Sweet Air Road  
10th Election District - 6th Councilmanic  
Legal Owner: Four Corners Square Limited Partnership

Special Exception for a Class B office building.  
Variances to permit a front setback of 38 feet from the average building setback line in lieu of zero feet; to permit signage of 15 square feet per side, free-standing, non-illuminated, in lieu of an 8 square foot attached sign; and to permit a lot size of 2 acres for the Class B office building in lieu of 1 acre allowed on minor arterial roadway.

HEARING: THURSDAY, MARCH 7, 1996 at 9:00 a.m. in Room 106, County Office Building.

*Carl Jablon*  
Arnold Jablon  
Director

cc: Four Corners Square Limited Partnership  
E. Harrison Stone, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



**Baltimore County  
Department of Permits and  
Development Management**

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 29, 1996

E. Harrison Stone, Esquire  
102 W. Pennsylvania Avenue  
Suite 600  
Towson, Maryland 21204

RE: Item No.: 265  
Case No.: 96-269-XA  
Petitioner: Four Corners Square  
Limited Partnership

Dear Mr. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 5, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the queuing agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

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on Recycled Paper

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE**

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
February 21, 1996  
FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM  
SUBJECT: Zoning Item #265 - Four Corners Square Ltd. Partnership  
14315 Jarrettsville Pike  
Zoning Advisory Committee Meeting of January 16, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

**Environmental Impact Review**

Development Plan comments dated February 14, 1996 apply to this site.

JLP:LS:sp  
FOURCOR/DEPRM/TXTSBP

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
DATE: Jan. 26, 1996  
FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division  
RE: Zoning Advisory Committee Meeting  
for January 22, 1996  
Item No. 265

The Development Plans Review Division has reviewed the subject zoning item. The landscape plan included on the Special Exception Plan is not a viable, reviewable plan. The plan prepared by Mr. Rick Kingsbury is a viable plan and should be included with the Special Exception request.

RWB:sm

**Baltimore County Government  
Fire Department**



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 01/17/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: FOUR CORNERS SQUARE LIMITED PARTNERSHIP  
LOCATION: E/S ROUTE 146, APPX. 420' N OF 44' SE OF SWEET AIR RD.  
(14315 JARRETTVILLE PK.)

Item No.: 265 Zoning Agenda: SPECIAL EXCEPTION/VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File  
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on Recycled Paper

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director, PDM  
FROM: Arnold F. 'Pat' Keller, III, Director, PO  
SUBJECT: 14315 Jarrettsville Road  
DATE: January 22, 1996

**INFORMATION:**

Item Number: 265  
Petitioner: \_\_\_\_\_  
Property Size: \_\_\_\_\_  
Zoning: \_\_\_\_\_  
Requested Action: Variance & Special Exception  
Hearing Date: 1/1

**SUMMARY OF RECOMMENDATIONS:**

Staff will provide combined development plan and zoning comments at the appropriate time.

Prepared by: *J. Lynn W. Long*  
Division Chief: *Carol L. Kern*  
PK/JL

**PETITION PROBLEMS**

**#254 --- JRA**

- No address, zip code, or telephone number on petition form for legal owner.

**#255 --- MJK**

- Bottom of petition form states conditional approval was given - Where is it?

**#259 --- MJK**

- No telephone number on petition forms for legal owner.
- No signature for attorney on variance petition.

**#262 --- JJS**

- No authorization for person signing for legal owner.
- No hardship or practical difficulty listed on petition form.

**#264 --- JJS**

- Where is undersized lot information?

**#265 --- CAM**

- No signature for legal owner on variance petition.
- No telephone number for legal owner on petition forms.
- No signature for attorney on variance petition.
- No review information completed on bottom of variance petition. - SEE SPX

*Schedule with  
H.O.H*



**STATUS SHEET**

Development Name: FOUR CORNERS SQUARE Project No. X-326  
Engineer's Name/Phone: E.E. RAPHAEL / 825-3108 Date: 2/14/96

AGENCIES RESPONDING: ☒ indicates approval recommended

☒ OPZ/Strategic Planning:

☐ PDM/Zoning:

☐ House #:

☒ Dev. Plans Rev.:

☐ Land Acq. define limits of development, s.d. public or private label, show the row of widening

☒ DEPRM-DEV.COORD: PSD FCW PFCP req. revise s.d.; identify well; nothing see additional comments

☐ EIR:

☒ SWM: provide short cut camps etc. & drainage area

☐ RECREATION & PARKS:

☒ FIRE DEPT:

☒ SHA:

REMARKS: VARIANCE S.E. REQ - OP rec approval (setback, signs, lot size)  
COMPATIBILITY REQ - OP rec approval

AGENCY CONTACT PERSONS					YES	NO
DEPRM: Pilon	DIR	887-3980	PDM: C. Richards	887-3391	PWA?	<input checked="" type="checkbox"/>
DEPRM: Dev. DC		887-3980	House #: T. Ogle	887-3710	DELINQUENT ?	<input type="checkbox"/>
DEPRM: SWM		887-3768	Land Acq. W. Beaumont	887-3217	ENG. CERT?	<input type="checkbox"/>
DEPRM: PDM		887-3768	DEPRM: B. Bowling	887-3751	APPROVED?	<input type="checkbox"/>
DEPRM: EIR		887-3711	SCD: Q. Conwell	666-1188		
DEPRM: EIR		887-3711			AMT. DISTURBANCE	
DEPRM: EIR		887-3711			PHASE 2 REVIEW FEE \$	

jvm: status.doc  
rev. 7/12/95

FILE TO -> 2/28

FEBRUARY 21, 1996

TO: JOSEPH MARANTO  
P.D.M.  
ROOM 123 BALTIMORE CO. OFFICE BLDG.

RE: FOUR CORNERS SQUARE OFFICE BLDG.

ENCLOSED 4 REVISED "GREEN LINE PRINTS"

PER: YOUR REQUEST.

Charles K. Merrick  
CHARLES K. MERRICK  
E. F. RAPHEL & ASSOC.

PLEASE PRINT CLEARLY

Four Corners

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Charles K. Merrick	205 Courtland Ave
Charles K. Merrick	" " " "
P.A. Moore	3212 Paper Mill Rd.
Michael A. Dally Jr	13807 Linzari Lane Baldwin
Deborah Dopkin	502 Washington Ave 21204

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on Recycled Paper

PLEASE PRINT CLEARLY

Four Corners

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Marian M. Lutz	810 Edgewater Dr, Eustis, FL 32726
	810 Edgewater Dr, Eustis, FL 32726

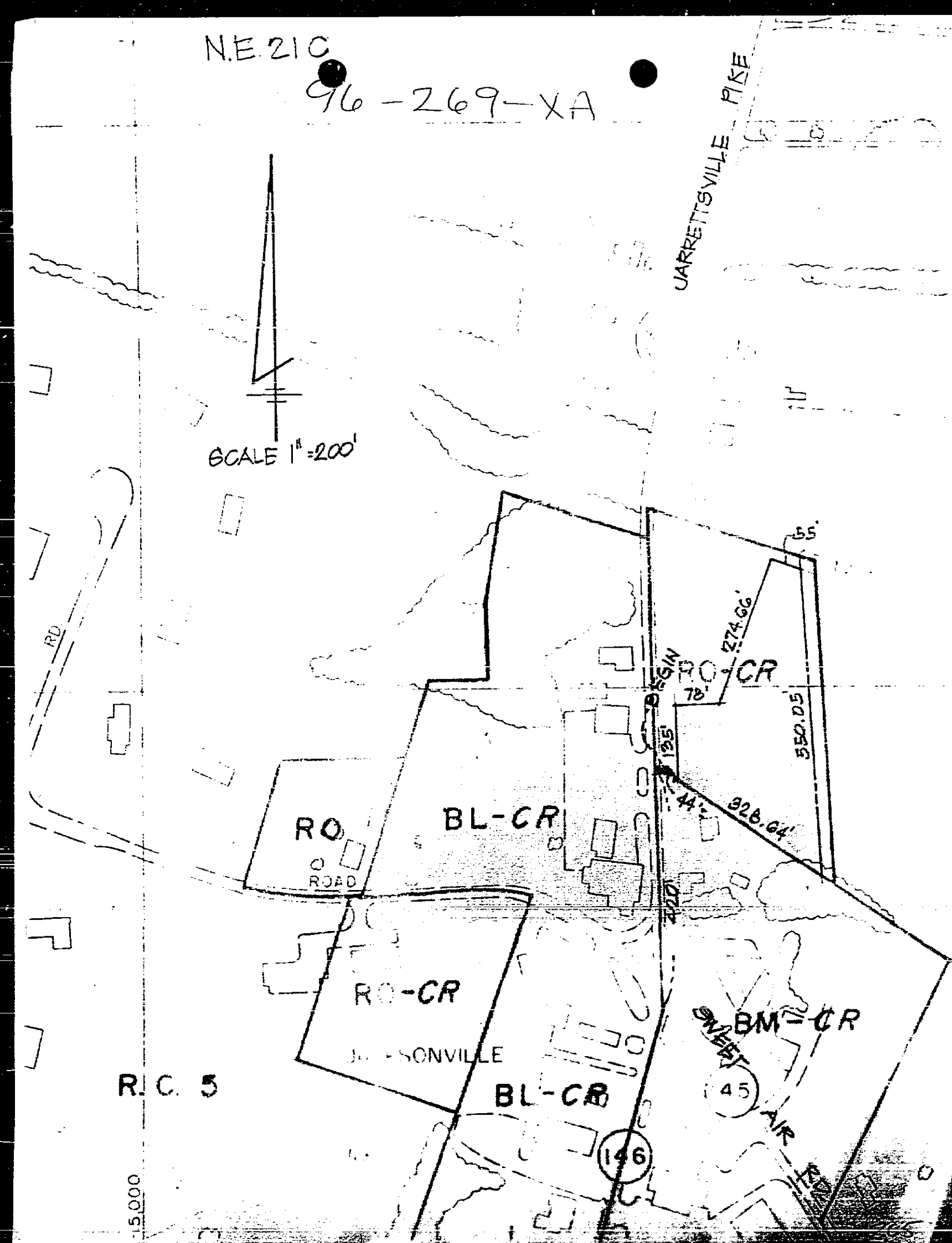
Four Corners

BALTIMORE COUNTY REPRESENTATIVES  
SIGN-IN SHEET

NAME

ADDRESS

Stephany Wright	Bethel PDM Land Acquisition
Carol McEvoy	Planning
Bruce Seeley	DEPRM
Gayle Parker	DEPRM
Bob Sybil	SHA-707 W. CRUGGET ST.
Bob Tawling	PDM - Dev. Plans Rev.



11/30/95 15:41 4108670078

GAYLORD BROOKS

002/004

AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, by and between FOUR CORNERS SQUARE LIMITED PARTNERSHIP ("Owner"), and THE GREATER JACKSONVILLE ASSOCIATION, INC. ("Association").

WHEREAS, Owner owns the unimproved property located on the east side of the Jarrettsville Pike, approximately five hundred feet (500') north of the stoplight at Jacksonville, consisting of approximately 3.3 acres and shown more particularly on the plat attached hereto and made a part hereof as Exhibit A ("the Property") and;

WHEREAS, Owner desires to develop the Property by placing on the Property at some time in the future, two office buildings similar in size, shape and general architecture as the buildings shown on Exhibit B attached hereto, and;

WHEREAS, the Association desires to identify the general location of these buildings and to limit the size of the buildings to be placed the Property, and;

WHEREAS, the Association also wishes to identify the basic schematic architectural design of said buildings, and;

WHEREAS, the Association desires to participate in the landscape design and exterior lighting design ultimately planned to be placed on the Property.

NOW, THEREFORE, THIS AGREEMENT, WITNESSETH, that for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Location of Improvements.

The improvements shall be located generally as they appear on Exhibit A.

2. Size of Buildings.

The total aggregate square footage to be built on the Property shall not exceed thirteen thousand two hundred (13,200) square feet and no building shall exceed eighty-eight hundred (8,800) square feet in size.

3. Architectural Design.

The architectural design shall be similar to the design shown on Exhibit B, or such other design which may be agreed upon by the Owner and the Association acting in good faith.